



COUNTY OF PLACER
Community Development Resource Agency

Michael J Johnson, Agency Director

PLANNING

HEARING DATE: June 24, 2010

ITEM NO.: 3

TIME: 10:30 am

TO: Placer County Planning Commission
FROM: Development Review Committee
DATE: June 9, 2010
SUBJECT: SUBDIVISION MODIFICATION (PSM 20100148)
AMERICAN VINEYARD VILLAGE SUBDIVISION
ADDENDUM ENVIRONMENTAL IMPACT REPORT

COMMUNITY PLAN AREA: Dry Creek / West Placer Community Plan

GENERAL PLAN DESIGNATION: High Density Residential (4 to 10 dwelling units per acre)

ZONING: RS-B-X-3 ac. min. (Residential Single-Family, combining minimum Building Site of 3,000 square feet)

STAFF PLANNER: Charlene Daniels

LOCATION: The project site is located along the south side of Vineyard Road, approximately 700 feet west of Foothills Boulevard, in western Placer County (APN: 473-030-016) (Attachment A).

APPLICANT: Kent Baker, Baker Williams Engineering Group

PROPOSAL:

The applicant requests approval to modify the existing subdivision (PSUB 20050013), approved by the Board of Supervisors on December 9, 2008 for a 140 residential lot subdivision on approximately 19.2 acres (Attachment B). The request is to revise the Vineyard Road subdivision project access for a single gated private road entry/exit instead of two public access roadways and to reduce the lots by one for a total of 139 lots. In addition, the applicant proposes a modification to the conditions of approval to include three phases instead of one, as well as clarify some of the project conditions for proper jurisdictional responsibility.

CEQA COMPLIANCE:

A Final EIR was prepared and certified for the American Vineyard Village Subdivision (State Clearing House # 2005112075) and an Addendum EIR (Attachment F) has been prepared to serve as the environmental documentation for the proposed project. The Planning Commission must concur with this determination by making a finding to this effect.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

Public notices were mailed to property owners of record within 300 feet of the project site. Legal notice was also published in the *Sacramento Bee* newspaper. Other appropriate public interest groups and citizens were sent copies of the public hearing notice, including the City of Roseville and the West

Placer Municipal Advisory Council. Copies of the project Tentative Subdivision Map Modification preliminary grading plans, and application were transmitted to the Community Development Resource Agency staff and the Departments of Public Works, Facility Services, and Environmental Health Services, as well as the Air Pollution Control District, for their review and comment.

BACKGROUND:

At a public hearing on December 9, 2008, the Board of Supervisors took action to accept the Planning Commission's certification of the Final Environmental Impact Report, adopted Statement of Findings, Statement of Overriding Considerations and Mitigation Monitoring Plan for the American Vineyard Village Subdivision; adopted a resolution amending the Dry Creek / West Placer Community Plan; and adopted an Ordinance rezoning the property constituting the American Vineyard Village Subdivision. This subdivision is located along the south side of Vineyard Road, on a 19.2 acre parcel in western Placer County. The approved Tentative Subdivision Map includes 140 single-family residential lots with three landscape lots, a tot lot, and two detention basins with public road dedications, including a road extension stubbed to the western property boundary.

The applicant submitted Improvement Plans to the Engineering and Surveying Department shortly after project approval and the Improvement Plans are nearing approval. The applicant hopes to complete all site grading and construction of the entire site improvements by the end of the 2010 construction season. According to the applicant, a project revision to include a single gated entrance for this high density subdivision is preferable as a means of providing additional privacy for the residents and creating a more cohesive community that can influence its residents for better maintained street and home appearances for the benefit of the entire project.

Consistent with the past approvals of residential subdivisions, the American Vineyard Village Subdivision approval included a condition that addresses controlled accesses to subdivisions (Condition 123), and states:

"Any future gated entry feature proposed by the applicant shall be returned to the Development Review Committee for review and approval."

Consistent with the direction provided in the condition, JMC Homes proposed for the Development Review Committee's review, a single gated entry feature at Vineyard Road (Attachment C). Since the County does not allow gates on publicly maintained roads, this request can only be considered if the approved project conditions are modified to require private instead of public road easements dedications and future road maintenance of the subdivision roadways shall be the responsibility of the homeowner's association instead of Placer County. In addition to these changes to the project conditions, the existing project approval included a public road connection stubbed to the western property boundary for future development potential to an undeveloped 10-acre property. The change from public to private roadways, if the gated entry feature is approved, would affect this off-site adjacent property owner. Furthermore, the applicant wishes to phase the subdivision project, where no project phasing was originally proposed.

Due to the issues and revisions to final project conditions involved with the applicant's request for a gated entry, the DRC determined that the project modification needed to be heard by the Planning Commission at a public hearing to consider all of the proposed changes to the project and the project conditions.

EXISTING ZONING AND LAND USE:

Location	Zoning	Dry Creek / West Placer Community Plan Placer County General Plan	Existing Conditions & Improvements
Site	RS-BX-3 (Residential Single-Family, combining minimum Building Site of 3,000 SF)	High Density Residential (4 to 10 dwelling units per acre)	Predominantly undeveloped, former agricultural
North	City of Roseville	City of Roseville High Density Residential (4 to 10 dwelling units per acre)	Improved Subdivision Single Family Residential
South	IN-UP-Dc (Industrial, combining Use Permit required, combining Design Scenic Corridor)	Industrial	Rural residential and undeveloped lots
East	City of Roseville	City of Roseville Multi-Family Apartment Complex (density approximately 17 units per acre)	Improved Apartment Complex
West	RS-AG-B-20 (Residential Single Family, combining Agriculture, combining minimum Building Site of 20,000 SF)	Low Density Residential (1 to 2 dwelling units per acre)	Rural residential

PROJECT DESCRIPTION:

The applicant requests approval of a Tentative Subdivision Map Modification to allow for a single gated road entry feature to the subdivision, private instead of public subdivision roads, clarification on jurisdictional responsibility for some project conditions, and to allow the project to be divided up into three phases for Final Subdivision Map recordation purposes.

The applicant proposes Phase 1 to include all subdivision improvements (except for the park site), including grading for the entire 19.2 acre site, all subdivision roads, Vineyard Road frontage improvements, utilities, drainage detention facilities, and on- and off-site sewer improvements, and the building construction for 15 residential lots located on the northern portion of the site per the phase lines shown on the Tentative Subdivision Map Modification (Attachment D). Phase 2 will include building construction of 63 residential lots located on the southern portion of the site, as well as construction of the park site on Lot B. Phase 3 will include the remaining building construction for the 61 residential lots located in the central portion of the site.

DISCUSSION OF ISSUES:**Community Plan Consistency**

The Transportation and Circulation Element of the Dry Creek/West Placer Community Plan discusses the policy of any new road or major change within the Community Plan area shall assure that the scenic and rural qualities of the area will be maintained. In addition, Goal 6 of the Community Design Element states the following:

Goal 6

It is a goal to create residential development which allows the following elements: human interaction, bicycle and pedestrian circulation, an appropriate relationship to existing development in the area, and the creation of a neighborhood identity and/or focus.

The American Vineyard Village Subdivision provides transition in land use from the urban/higher densities in Roseville to the east and to the more rural residential areas of the unincorporated County to the west. The Planning Commission and the Board of Supervisors concluded with the previous project approval, including amending the Community Plan land use designation and rezoning, that the proposed project is an appropriate design solution for the project site. The gating of this particular subdivision, due to its proximity to the City of Roseville and other similar urban development, would not result in isolating a small community from the larger urban community in the surrounding area. The proposed modification, including project phasing, does not conflict with the goals and policies in the Dry Creek / West Placer Community Plan.

Recent Entitlement Request

The existing 140-lot subdivision approval includes two new public roadway connections to Vineyard Road, spaced approximately 150 feet apart. The project fronts on Vineyard Road, a City of Roseville publicly maintained road, however the parcel lies within unincorporated Placer County. The applicant is requesting a Subdivision Modification for a single Vineyard Road private access road with a gate. A gated entry feature requires a full County standard cul-de-sac width turnaround and adequate length for vehicle queuing and storage in front of the closed gate in order to keep vehicle movements from conflicting with traffic on Vineyard Road. In order to meet the County's requirements for a gated entry feature design, the applicant is proposing to eliminate one residential lot, one landscape lot along Vineyard Road, and revise lot lines for those lots backing along Vineyard Road, as depicted on the Tentative Subdivision Map Modification and Preliminary Grading Plan Modification (Attachments D and E).

Impacts to the traffic load, level of service, and capacity of the local and regional roadway system were analyzed as part of the traffic analysis prepared by Fehr & Peers Transportation Consultants (Fehr & Peers) for the Environmental Impact Report for the American Vineyard Village project. However, a subsequent vehicle queuing analysis on Vineyard Road was prepared by Fehr & Peers for this project modification. This analysis incorporated potential traffic increases from the assumed similar residential development of the adjacent 10-acre parcel that has a road extension stubbed to the project's western property line. The analysis considered the worst case traffic scenario of Vineyard Road queuing impacts from the proposed single gated roadway connection.

The applicant has demonstrated that based on reasonable traffic engineering assumptions for the amount of AM and PM peak hour project trips, adequate vehicle queuing and storage are provided with the proposed gated entry design to prevent excessive queuing on Vineyard Road. The gated entry design also provides vehicles with an adequate turnaround area if the gate is closed in order to enter Vineyard Road in a forward facing direction.

The Placer Fire Protection District reviewed the gated entrance design and provided input to County staff. The previous project proposed essentially one emergency vehicle access point onto Vineyard Road since the two roadway connections were spaced only approximately 150 feet apart; thus, the emergency access location for the modified single gated entrance on Vineyard Road is not significantly different from the original project approval supported by the fire district. As previously proposed and approved, a future roadway connection to the west will be constructed with the project site improvements. Both the entrance and exit lanes for the gated entry meet the minimum clear width of 20 feet for fire trucks to pass, and the gate will have 24-hour access provisions for the fire district in the event of an emergency.

The proposed project phasing is acceptable to County staff given the modifications to the conditions of approval, phased improvement plans, and phased Final Subdivision Maps. The Parks Division of the Department of Facility Services has provided input and recommended revised conditions of approval subject to the timing of park construction with Phase 2.

RECOMMENDATION:

The Development Review Committee recommends that the Planning Commission approve the Subdivision Modification to allow for a single gated entry feature, clarify project conditions related to jurisdictional responsibility, and allow for three project phases for mapping purposes, subject to the following findings and revised conditions of approval (Attachment G):

FINDINGS:

Subdivision Modification:

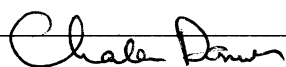
Having considered the staff report, supporting documents, and public testimony, the Planning Commission hereby finds that:

1. The proposed project is consistent with the objectives, policies, general land uses, and programs as specified in the Placer County General Plan and the Dry Creek West Placer Community Plan. The design and required improvements of the proposed subdivision are also consistent with said plans and applicable County ordinances.
2. The site for the proposed project is physically suitable for the type and proposed density of the development.
3. The design of the project and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
4. The design of the project and the type of the improvements are not likely to cause serious health problems.
5. The design of the project and the type of the proposed improvements will not conflict with easements acquired by the public at large for access through, or use of property, within the proposed subdivision.
6. Based upon the foregoing findings, the Planning Commission hereby approves the project subject to conditions 1 through 149 as set forth in the staff report.

CEQA:

1. The American Vineyard Village Environmental Impact Report (State Clearinghouse #2005112075) previously certified by the Board of Supervisors on December 9, 2008 and Addendum EIR (PSUB 20100148) have been considered prior to approval of the project. Together they are determined to be adequate to serve as the environmental documentation for this project and satisfy all the requirements of CEQA. The Addendum to the American Vineyard Village EIR did not raise important new issues about significant effects on the environment.

Respectfully submitted,

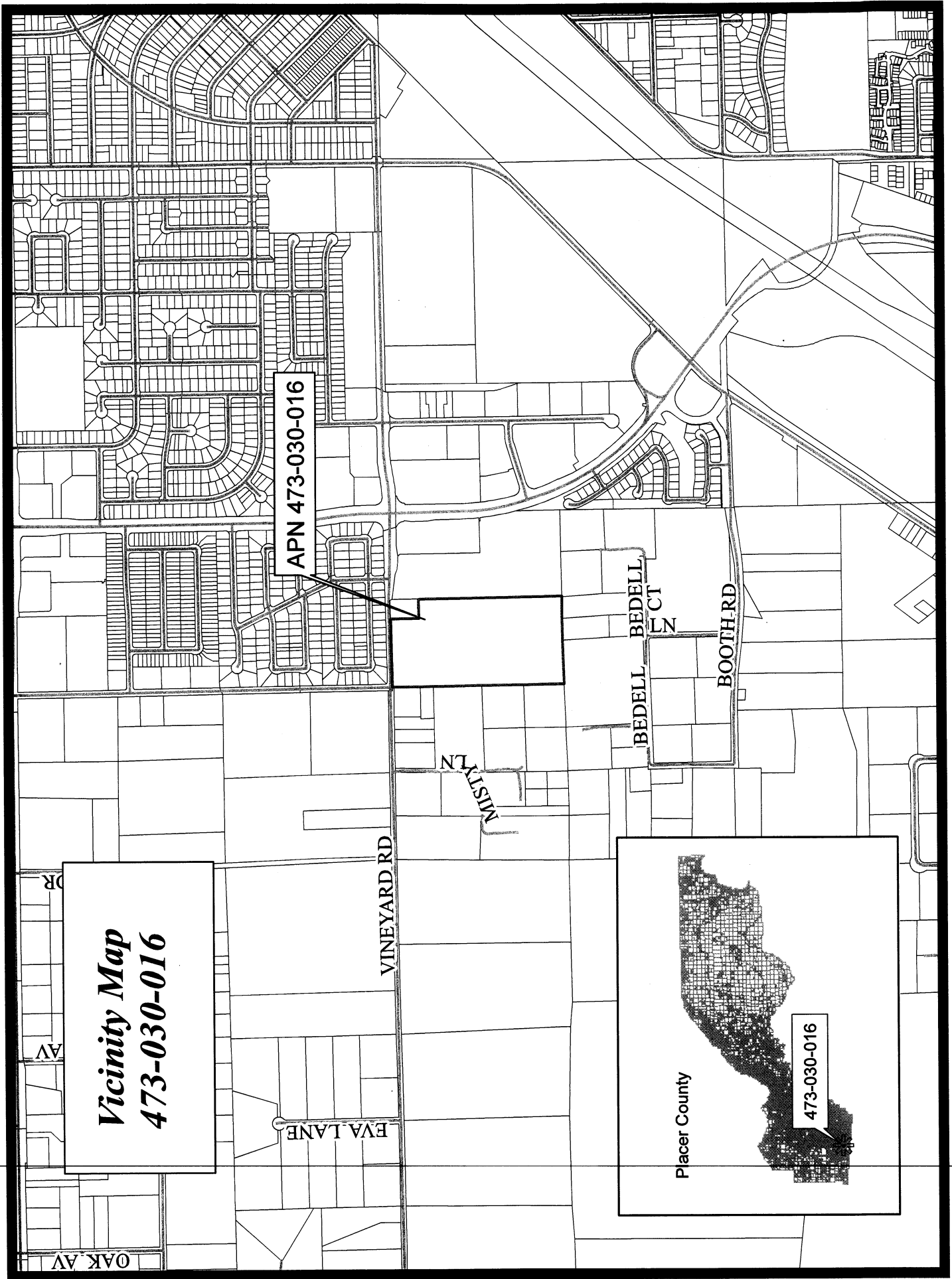


Charlene Daniels
Senior Planner

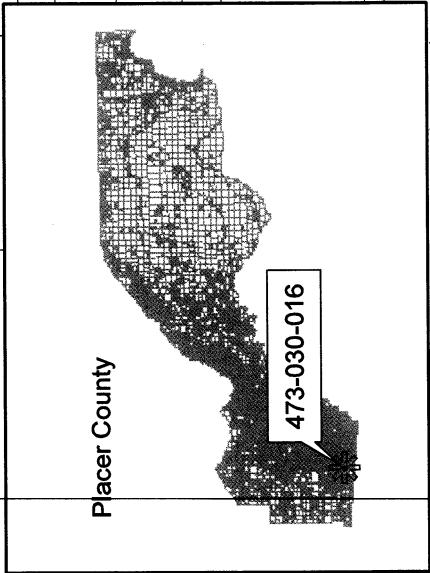
ATTACHMENTS:

Attachment A – Vicinity Map
Attachment B – Existing Approved Tentative Subdivision Map
Attachment C – Gated Entrance Exhibit
Attachment D – Tentative Subdivision Map - Modification
Attachment E – Preliminary Grading Plans - Modification
Attachment F – Addendum to the EIR
Attachment G – Recommended Revised Final Conditions of Approval

cc: Michael J Johnson - Agency Director
Paul Thompson – Deputy Planning Director
Charlene Daniels - Senior Planner
Rebecca Taber - Engineering and Surveying Department
Janelle Heinzler – Department of Facility Services, Environmental Engineering Division
Diana Angus - Environmental Health Services
Andy Fisher - Department of Facility Services, Parks Division
Angel Rinker - Air Pollution Control District
Karin Schwab - County Counsel
Steve Schnable – Applicant
Kent Baker - Applicant
Subject/chrono files



Vicinity Map
473-030-016



CALIFORNIA
SCALE: 1"=50'

REVISED JANUARY 20, 2007
REVISED MARCH 3, 2007
REVISED AUGUST 6, 2007
REVISED JANUARY 17, 2008
REVISED JULY 7, 2008
REVISED AUGUST 20, 2008



JOB # 03-11-129

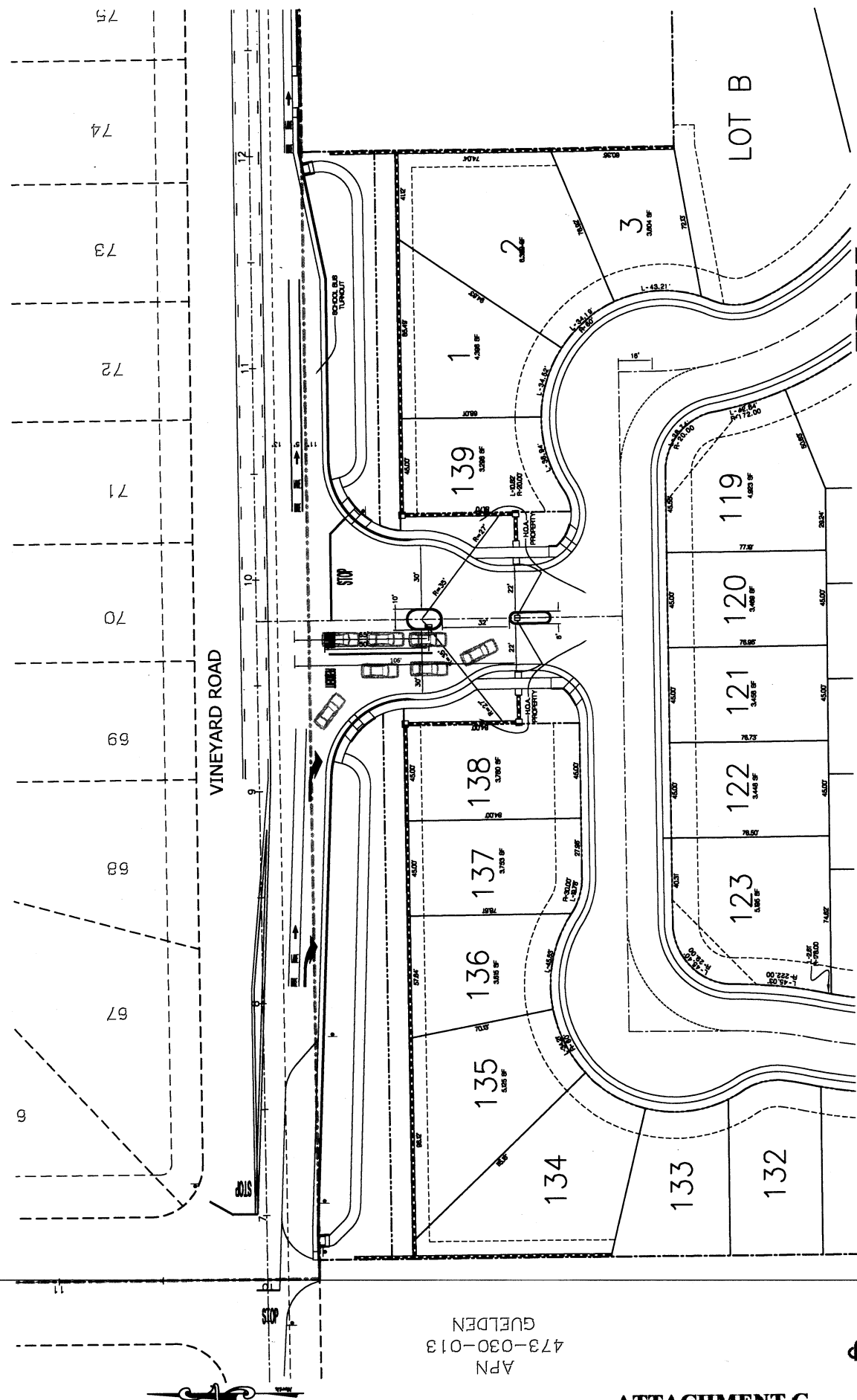
BW **BAKER-WILLIAMS ENGINEERING GROUP**
Engineering / Surveying / Land Planning / Eminent Domain / GPS Services
6020 Rutland Drive, Suite 19 - Carmichael, CA 95608
(916) 371-4336 - Fax (916) 371-4430 - office@bwengr.com

**AMERICAN VINEYARD VILLAGE
GATED ENTRANCE EXHIBIT**

FP **FEHR & PEERS**
TRANSPORTATION CONSULTANTS

ATTACHMENT C

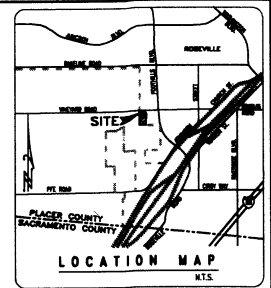
APN 473-030-013
GUELLEN



TENTATIVE SUBDIVISION MAP MODIFICATION: AMERICAN VINEYARD VILLAGE PLACER COUNTY, CALIFORNIA JUNE, 2010

BAKER-WILLIAMS ENGINEERING GROUP
REVISED JUNE 9, 2010

SCALE: 1"=50'



OWNER/DEVELOPER

MOUNTAIN LAND INVESTMENT CORP.
1430 BLUE OAKS BOULEVARD, SUITE 190
ROSELAND, CALIFORNIA 95747
(916) 866-2842 FAX (916) 782-8803

ENGINEER

BAKER-WILLIAMS ENGINEERING GROUP
8000 BUTLAND DRIVE, SUITE 19
CARMICHAEL, CALIFORNIA 95608
PH (916) 331-4338
FAX (916) 331-4430

ASSESSOR'S PARCEL NUMBER

473-030-018

ACREAGE

18.22 ACRES GROSS

EXISTING USE

VACANT

PROPOSED USE:

- 138 SINGLE FAMILY LOTS (44'-100' MIN.)
- 1 DETENTION POND LOT A (COMMON AREA)
- 1 PRIVATE ROAD LOT B (COMMON AREA)
- 2 COMMON AREA LOTS D & E (DRAINAGE LOTS)
- 1 PRIVATE ROAD LOT F (COMMON AREA)
- 1 OVERLAND RELEASE LOT C (COMMON AREA)

DENSITY

8.0 DU/AC

EXISTING LAND USE DESIGNATION

HR

PROPOSED LAND USE DESIGNATION

HR

EXISTING ZONING

RS-BK-3

PROPOSED ZONING

RS-BK-3

SEWER

PLACER COUNTY CSA 28, ZONE 173

WATER SUPPLY

CAL-AMERICAN WATER/PCWA

DRAINAGE

HOMEOWNERS ASSOCIATION

FIRE PROTECTION

PLACER COUNTY FIRE DISTRICT

ELECTRICAL SERVICE

SMUD

GAS SUPPLY

P.G. & E.

TELEPHONE SERVICE

ROSELAND TELEPHONE

SCHOOL DISTRICT

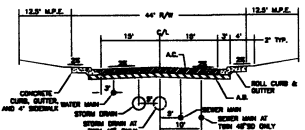
DRY CREEK UNIFIED
ROSELAND HIGH SCHOOL DISTRICT

PARK DISTRICT

PLACER COUNTY PARK DEPARTMENT

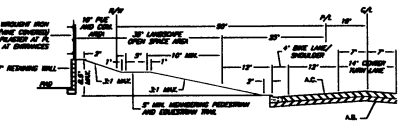
SINGLE FAMILY LOT TOTALS

PHASE 1 - 15 LOTS
PHASE 2 - 68 LOTS
PHASE 3 - 61 LOTS



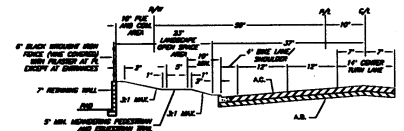
TYPICAL SECTION 44' STREET

PERSONS ALLOWED ON BOTH SIDES OF STREET



TYPICAL HALF SECTION VINEYARD RD.

PERSONS ALLOWED ON BOTH SIDES OF STREET



POSSIBLE FUTURE HALF SECTION VINEYARD RD.

PERSONS ALLOWED ON BOTH SIDES OF STREET

ENGINEER'S STATEMENT

I, THE ENGINEER, HAVE EXAMINED THE RECORD DRAWINGS AND THE FIELD SURVEY DATA AND HAVE FOUND THEM TO BE IN ACCORDANCE WITH THE PLACER COUNTY LAND DEVELOPMENT ORDINANCE.

TENTATIVE MAP STATEMENT

I, THE ENGINEER, HAVE EXAMINED THE RECORD DRAWINGS AND THE FIELD SURVEY DATA AND HAVE FOUND THEM TO BE IN ACCORDANCE WITH THE PLACER COUNTY LAND DEVELOPMENT ORDINANCE.



JOB # 08-11-09

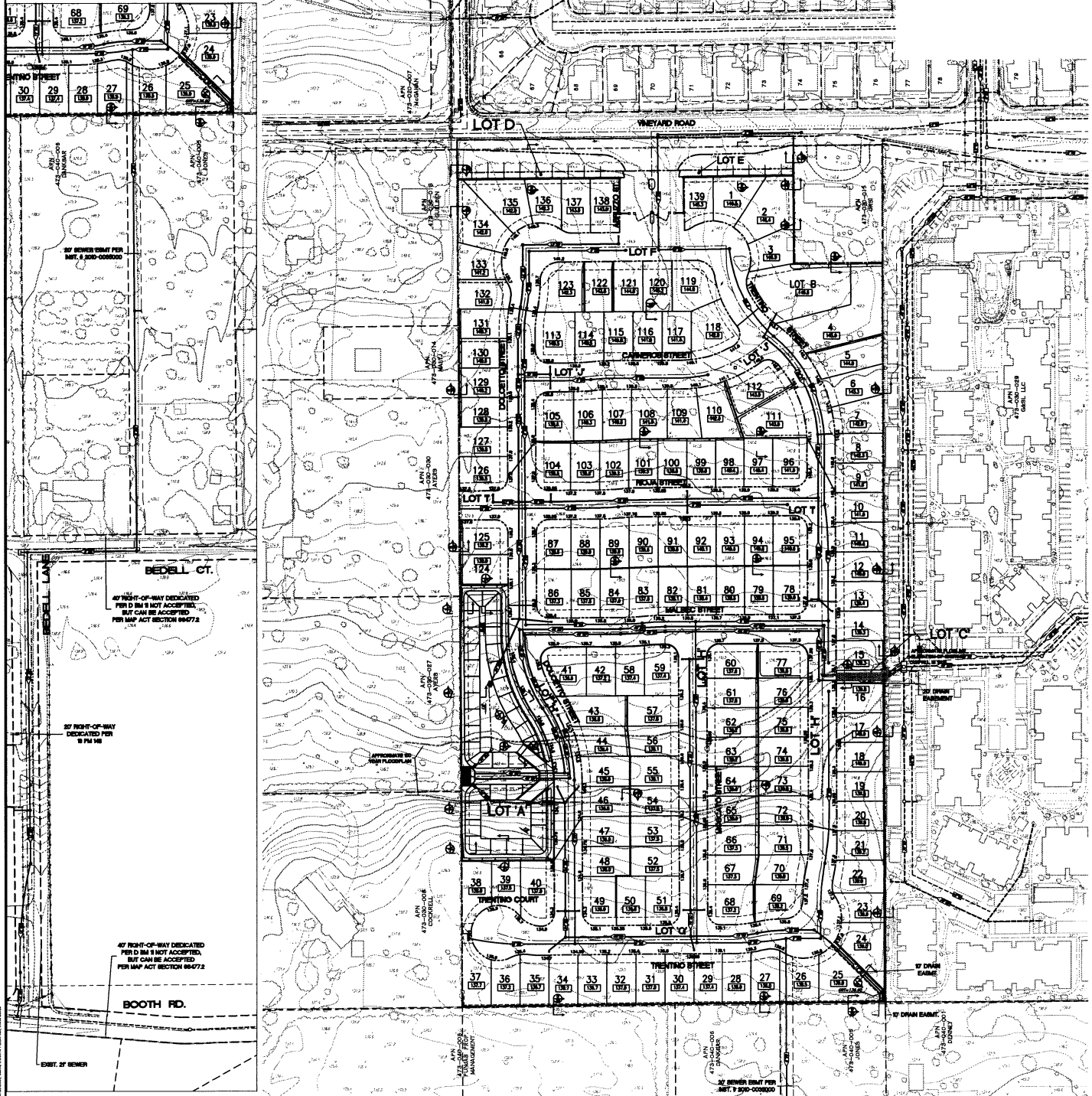
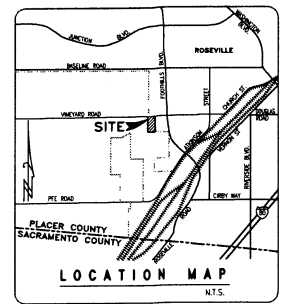
MASONRY RETAINING WALL
(ON-SITE WALL VARY FROM 2'-4' HIGH)

EXISTING WELL HEAD AND SEPTIC
SYSTEM WERE ABANDONED TO
PLACER COUNTY STANDARDS.

PRELIMINARY GRADING PLAN - MODIFICATION AMERICAN VINEYARD VILLAGE PLACER COUNTY, CALIFORNIA JUNE, 2010

BAKER-WILLIAMS ENGINEERING GROUP
Sheet 1 of 2
REVISED JUNE 9, 2010

SCALE 1"=50'



OFFSITE SEWER DETAIL

EARTHWORK QUANTITIES	
61,300	61,300
CUT	FILL

SEE OFFSITE SEWER DETAIL TO LEFT

ATTACHMENT E



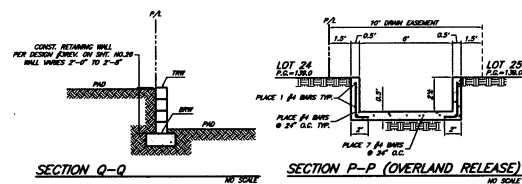
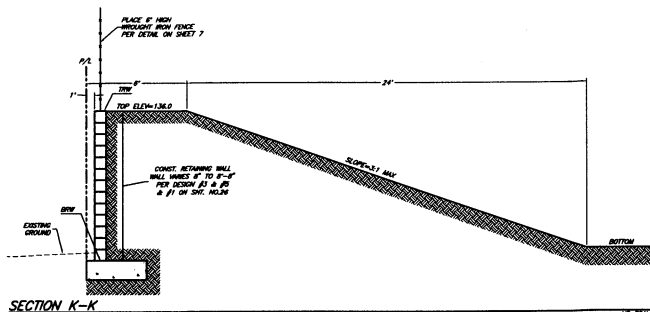
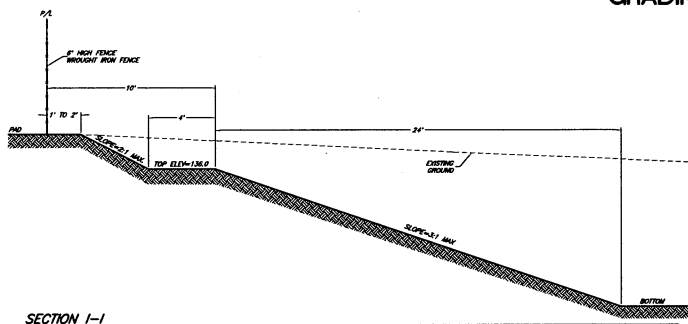
JOB # 03-11-129

PRELIMINARY GRADING PLAN - MODIFICATION AMERICAN VINEYARD VILLAGE PLACER COUNTY, CALIFORNIA JUNE, 2010

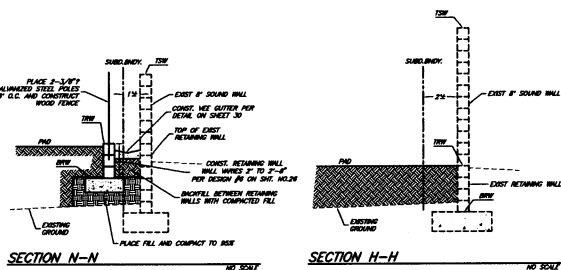
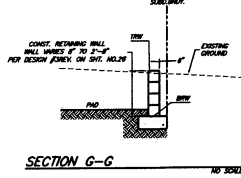
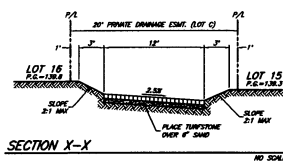
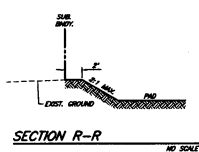
BAKER-WILLIAMS ENGINEERING GROUP
Sheet 2 of 2

SCALE: 1"=50'

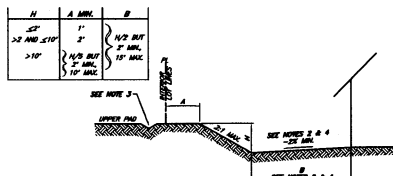
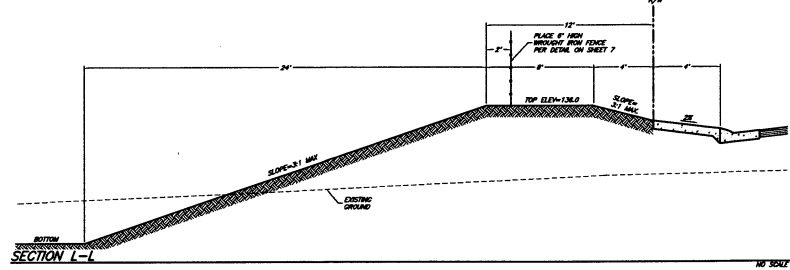
GRADING SECTIONS



SECTION P-P (OVERLAND RELEASE)

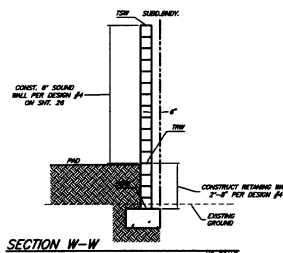
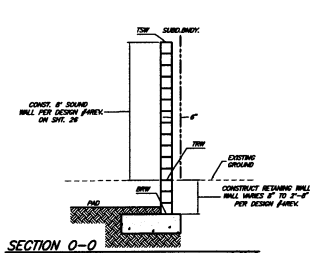


SECTION H-H

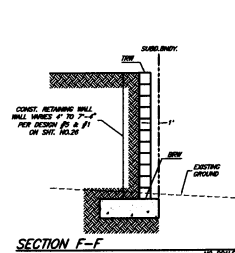


NOTES:
1. THE DETAIL SHOWN ON THIS PLAN IS FOR USE WITH PROPOSED GRADING SUBMITTALS FOR INTERIOR PROPERTY LINES ONLY. SEE PAGE 5-3 FOR REQUIRED DETAIL ALONG SITE BOUNDARY LINES.
2. DRAINAGE IS BASED ON 1% SLOPE GRADING TO ALLOW TOP DRAINAGE AROUND BUILDINGS. THE SLOPE GRADING TO BE COMPLETED AS PART OF THE BUILDING CONSTRUCTION.
3. DRAINAGE DETAIL MAY BE REQUIRED AT TOP OF SLOPE.
4. DRAINAGE DETAIL GRADING BUILDING FOOT SHALL BE DROPPED TO MINIMIZE EROSION OF SITE AND SLOPES AND TO PROVIDE FOR FINE GRADING AT BUILDING SINCE TO PROVIDE -2% SLOPE AWAY FROM BUILDING AS WELL AS ADEQUATE DRAINAGE ON LOT.

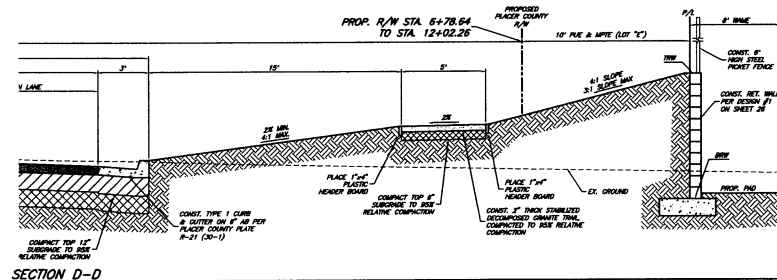
SECTION A-A



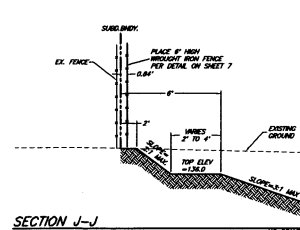
SECTION W-W



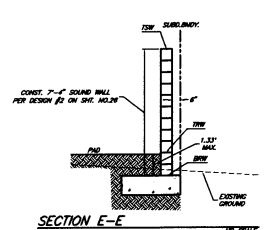
SECTION F-F



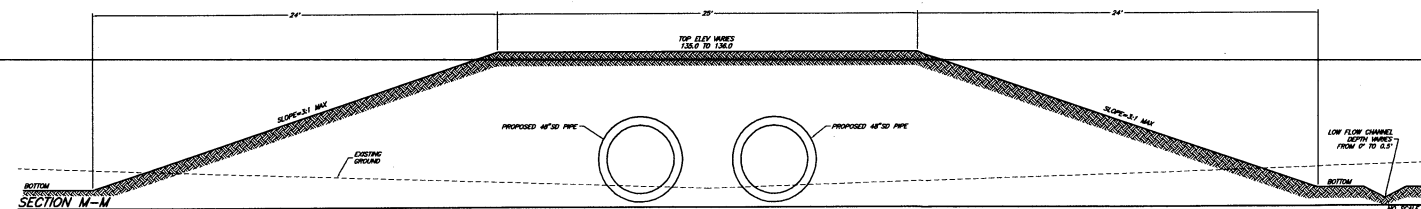
SECTION D-D



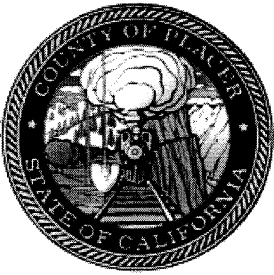
SECTION J-J



SECTION E-E



SECTION M-M



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

ADDENDUM TO A PREVIOUSLY-CERTIFIED EIR

Pursuant to CEQA Guidelines Section 15164 and Placer County Environmental Review Ordinance Section 18.16.090, an Addendum to a previously-certified EIR may be prepared if only minor technical changes or additions are necessary. The addendum needs not be circulated for public review but can be included in or attached to the previously-certified EIR.

This Addendum to the American Vineyard Village EIR has been prepared by the Environmental Review Committee led by Charlene Daniels, Senior Planner, at 530-745-3073.

Addendum to American Vineyard Village EIR

Project Name: **American Vineyard Village**
PLUS # PSM T20100148
State Clearinghouse # 2005112075

This Addendum to the American Vineyard Village EIR has been prepared pursuant to CEQA Guidelines Section 15164.d and Placer County Environmental Review Ordinance Section 18.16.090.

The project site comprises 19.2 acres and is located on the south side of Vineyard Road, approximately 700 feet west of Foothills Boulevard, in the West Roseville area, APN# 473-030-019. The applicant proposes a minor change to a previously-approved Major Subdivision Permit. The applicant is requesting approval of a Subdivision modification of a previously-approved 140-lot residential subdivision to provide a single gated, private road entry/exit instead of two public access roads and the number of residential lots has been reduced to 139. In addition, the applicant proposes three construction phases instead of constructing the entire project at once.

The traffic analysis by Fehr & Peers Transportation Consultants (Fehr & Peers) prepared as part of the Environmental Impact Report (PEIR 20050276) for the American Vineyard Village project analyzed impacts to the traffic load, level of service, and capacity of the local and regional roadway system for 161 residential lots. However, a subsequent vehicle queuing analysis on Vineyard Road was prepared by Fehr & Peers as part of this proposed Subdivision modification. This analysis incorporated potential traffic increases from the assumed similar residential development of the adjacent 10-acre parcel that has a road extension stubbed to the project's western property line. The analysis considered the worst case traffic scenario of Vineyard Road queuing impacts from the proposed single gated roadway connection. The analysis indicated that the gated entrance would have a maximum inbound queue of six vehicles. In order to provide sufficient vehicle storage to prevent excessive vehicle queuing on Vineyard Road during the PM peak hour, the project proposes a striped 50-foot lane at the gate keypad for visitors and a 100-foot resident bypass lane. This configuration will provide for adequate storage at the gated entry for inbound vehicles while maintaining gated operations during peak hour periods. The westbound left-turn lane on Vineyard Road would have a maximum queue of four vehicles. Since the left-turn lane has more than 300 feet of vehicle storage, no queuing problems are expected. The location of the gated entrance is situated along a portion of Vineyard Road that will have a two-way left turn lane to accommodate motorists via two-stage gap acceptance for left turns out of the project for westbound travel on Vineyard Road. The width of the driveway exiting the project is over 30 feet wide which will allow for simultaneous left and right turns to be made. The maximum expected outbound queue is three vehicles, which is accommodated by over 75 feet of vehicle storage provided between the Vineyard Road stop bar and the gate. This project modification alters the flow of traffic at the project entrance on Vineyard Road from the previously approved project configuration, however, as analyzed in the subsequent vehicular access analysis by Fehr & Peers, the traffic impacts of the single gated entrance are less than significant and no additional mitigation measures are required.

Addendum to American Vineyard Village EIR

The project fronts on Vineyard Road, a City of Roseville publicly maintained road. The on-site subdivision road easement dedications will change from public to private road easements as a result of this project modification. The proposed project modification allows for pedestrian/bicycle sidewalk access on both sides of the gate. As previously proposed and approved, striped Class II bike lanes are provided along the project frontage on Vineyard Road. The impacts of the project modification causing hazards or barriers to pedestrians or bicyclists are less than significant. This project modification includes a provision for a school bus turnout located outside of the eastbound travel lane. The project modification will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation and no additional impacts to public facilities, including roads, result from this project modification.

The Placer Fire Protection District reviewed the gated entrance design and provided input to County staff. The previous project proposed essentially one emergency vehicle access point onto Vineyard Road since the two roadway connections were spaced only approximately 150 feet apart; thus, the emergency access location for the modified single gated entrance on Vineyard Road is not significantly different from the original project approval supported by the fire district. As previously proposed and approved, a future roadway connection to the west will be constructed with the first phase of the subdivision project improvements. Both the entrance and exit lanes for the gated entry meet the minimum clear width of 20 feet for fire trucks to pass, and the gate will have 24-hour access provisions for the fire district in the event of an emergency.

The noise analysis by Brown-Buntin Associates, Inc (Brown-Buntin), prepared as part of the Environmental Impact Report (PEIR 20050276) for American Vineyard Village, analyzed the noise impacts associated with the project. The proposed project modification to add a gated entrance will not result in any additional noise impacts other than those that were determined in the prior analysis contained in the EIR for the project.

All subdivision infrastructures, except for the park landscape improvements, are proposed to be constructed with the first project phase. The private park will be constructed when the 62nd building permit during the second construction phase is requested. The Parks Division of the Department of Facility Services requires collection of the recreational park fees to be paid at final map and building permit issuance until the park improvements are complete. As a result, the proposed project phasing does not cause new project impacts or change the level of significance of environmental impacts as previously analyzed in the project EIR.

The Environmental Review Committee has reviewed the proposed changes and has determined that the proposed modifications are within the scope of the previously-certified EIR. No new impacts or increases to previously disclosed impacts will result and no new mitigation measures are required.



**Recommended Revised - FINAL CONDITIONS OF APPROVAL –
GENERAL PLAN AMENDMENT/REZONE/TENTATIVE
SUBDIVISION MAP/VARIANCE – “AMERICAN VINEYARD
VILLAGE” (PEIR 20050276/PSUB 20050013/PSM 20100148))**

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

1. The Tentative Subdivision Map (PEIR 20050276/PSUB 20050013) is approved to subdivide a 19.2-acre parcel into 140-139 single-family residential lots with three-two landscape lots, a park site ~~tot~~ lot, and two ~~drainage~~ lots, and five ~~private road~~ ~~lots~~ detention basins. A Variance is approved to increase the maximum building coverage from 40 percent to 60 percent and a Minor Use Permit is approved to allow for a temporary sales office/model homes. Approval of this Tentative Subdivision Map is subject to the approval by the Board of Supervisors of a General Plan Amendment to change the land use designation from Low Density Residential to High Density Residential and a Rezoning to change the zoning designation from Residential Single-Family with combining Agriculture and a minimum lot size of 20,000 square feet (RS-AG-B20) to Residential Single-family Residential with a minimum lot size of 3,000 square feet (RS-BX-3). The setbacks and minimum setbacks for this project are as follows:

Front – 12.5 feet

20 feet to the face of a garage

Sides - 3.5 feet

Rear - 10 feet for single story

15 feet for second story

On June 24, 2010, the Planning Commission approved a modification to allow for a single gated entry along Vineyard Road to the American Vineyard Village Subdivision (PSM 20100148), allow for three project phases instead of one, clarify some conditions based on jurisdictional responsibility, and modify the Tentative Subdivision Map to reduce the number of residential lots by one for a total of 139 lots instead of 140, as well as change the designation of subdivision roads from public to private.

Project phasing is approved in order for the applicant to record separate Final Subdivision Maps in three phases. The entire subdivision infrastructure (except for the Lot B park recreational facilities and landscaping) will be constructed with the first project phase (Phase 1).

For Final Subdivision Map recordation purposes, the following phases apply:

Phase 1: Phase 1 will include 15 residential lots (Lots 1 through 3, 119 through 123, and 133 through 139), as well as the park lot (Lot B), one private road lot (Lot F), and two landscape corridor lots (Lots D and E). The Final Map will record as soon as possible so that model homes can be permitted and constructed.

Phase 2: Phase 2 will include 63 residential lots (Lots 16 through 77, and Lot 124) as well as two drainage related lots (Lot A and Lot C) and two private road lots (Lots G and H). The first production homes will be constructed in Phase 2.

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Phase 3: Phase 3 will include the remaining 61 residential lots (Lots 4 through 15, 78 through 104, and Lot 125) as well as two private road lots (Lot I and J). The Final Map for Phase 3 would record after sufficient absorption of the production lots has occurred in Phase 2.

(Conditions 1, 7, 27, 28, 29, 30, 34, 37, 39, 41, 42, 49, 51 A), 56, 57, 59, 60 A), B), C), I), N), 63, 72 1)c), 77, 89, 101, 128, 129 C), and 147 have been modified. Conditions 77 (a), 129 E) F) and 149 are new conditions, added due to the request for project phasing and to modify the Tentative Subdivision Map to include a gated entry feature. Conditions 93 through 98 have been deleted, as they were duplicate conditions.)

IMPROVEMENTS/IMPROVEMENT PLANS

2. The project is subject to review and approval by the Placer County Design Development Review Committee (DRC). Such a review shall be conducted prior to the submittal of the Improvement Plans for the project and shall include, but not be limited to: Architectural colors, materials, and textures of all structures within the common area lots; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; fences and walls; noise attenuation barriers; all open space amenities; and entry features. Special design features for this site include:

- A) The Project applicant shall demonstrate compliance with Community Design Element Policy 13 of the Dry Creek/West Placer Community Plan regarding the use of natural colors and materials such as wood siding, brick, block, or field stone, for all structures such as soundwalls, gateways, and fencing. This policy requires primary exterior colors to blend with the surrounding visual landscape. The policy also encourages earth tones and natural finishes that blend with the natural background. This mitigation measure only applies to the common lot areas on-site. Any parts of the soundwall visible from public areas along Vineyard Road along the northern edge of the site shall be designed to replicate wood fencing. (MM) (PD).
- B) All new lighting fixtures shall be directed away from the adjacent residential uses and highly finished surfaces that could generate glare. The developer shall submit a lighting plan for the common area lots, including any lighting proposed for signage or landscape accents, for review by the County. All lighting shall have cut-off lenses that confine light to intended areas of illumination. (MM)

3. Temporary Rodent Barrier: The Improvement Plans shall provide details of the locations and specifications of the rodent barrier to be installed around the project's perimeter with the intent of preventing rodents from exiting the project site. The rodent barrier proposal shall be reviewed and approved by the DRC prior to the approval of the improvement plans. Said barrier shall be installed prior to project construction. (PD)

4. Pedestrian Trail: The Improvement Plans shall provide details of the location and specifications of the pedestrian trail along Vineyard Road for the review and approval of the DRC and Parks Division. Said

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trail shall be installed prior to the County's acceptance of the subdivision's improvements and all easements shall be shown on the Final Map. **(PD/DFS)**

5. Landscape Plan: The Improvement Plans shall provide details of the location and specifications of all proposed landscaping and irrigation within the common area lots for the review and approval of the DRC (and Parks Division if maintenance is provided through a CSA). In compliance with Placer County General Plan Policy 6.D.2 and Dry Creek/West Placer Community Plan policies CDE-11 and CDE-14, the final landscaping plan shall include the use of native (wherever possible) and compatible non-native species, especially drought-tolerant plant species. Said landscaping for the common area lots shall be installed prior to the County's acceptance of the subdivision's improvements. **(PD/DFS)**

6. Street Tree Plan: A street tree program shall be submitted that identifies the size and location of trees for all parcel frontages, including common area lots, and shall include a minimum of two 15-gallon, moderate to fast-growing trees; for all residential parcel frontages. Common area lots shall provide, at a minimum, one tree for every linear 20 feet of street frontage. The street trees shall be planted within 5 feet, as practical, of any adjoining sidewalk. Tree species shall be selected for the subdivision with reference in the Development Notebook. Street trees, within common area lots shall be planted with the subdivision improvements. Street trees within the individual residential lots shall be planted prior to the Certificate of Occupancy.

7. The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval for the entire subdivision infrastructure (except for the Lot B park recreational facilities and landscaping) with Phase 1. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both electronic and printed hard copy format as required by the ESD prior to acceptance by the County of site improvements.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

The applicant shall provide 5 copies of the approved Tentative Map and 2 copies of the approved conditions with the plan check application. After the 1st Improvement Plan submittal and review by the ESD, the applicant may submit the Final Map to the ESD for initial technical review. **(MM GEO-2d) (ESD)**

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8. Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area. **(MM GEO-2e) (ESD)**

9. All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **(MM GEO-2a) (ESD)**

10. Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The drainage report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. **(MM GEO-2b) (ESD)**

11. Water Quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: Silt Fence (SE-1), Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Storm Drain Inlet Protection (SE-10), concrete washout areas, and revegetation techniques.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the ESD. BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to dry extended detention basins. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. **(MM HWQ-2c) (ESD)**

12. Storm water run-off shall be reduced to pre-project conditions for the 10- and 100-year storm events through the installation of on-site detention facilities. Detention facilities shall be analyzed for any impacts to the 100-year floodplain limits and shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD). No detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. **(MM HWQ-1a) (ESD)**

13. Finished house pad elevations for Lots 38, 39 and 40 shall be a minimum of two feet above the 100-year flood plain line this requirement shall be reflected on the Improvement Plans and Informational Sheet filed with the Final Map. Pad elevations shall be certified by the project engineer on "As-Built" plans submitted to the Engineering and Surveying Department following project construction. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet to the satisfaction of Development Review Committee. **(MM HWQ-1c) (ESD)**

14. Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and shall be in compliance with applicable stormwater quality standards, to the satisfaction of the Engineering and Surveying Department (ESD). These facilities shall be constructed

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with subdivision improvements and easements provided as required by the ESD. Maintenance of these facilities shall be provided by the homeowners' association. **(MM HWQ-1b) (ESD)**

15. The project is subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program and shall obtain such permit from the State Regional Water Quality Control Board. The applicant shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction. **(MM HWQ-2d) (ESD)**

16. This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004). **(MM HWQ-2f) (ESD)**

17. A Stormwater Pollution Prevention Plan (SWPPP) shall be developed prior to construction of the Project. Construction site mitigation measures in the SWPPP shall include the following:

- A) Erosion prevention measures such as hydroseeding, fiber rolls, straw mulch, and velocity dissipation devices.
- B) Sediment control measures such as silt fences, sediment traps, and straw bale inlets protection.
- C) Vehicle sediment tracking measures such as stabilized site entrances and entrance wash areas.
- D) Concrete washout areas. **(MM HWQ-2a) (ESD)**

18. Provide the Engineering and Surveying Department with a letter from the appropriate fire protection district describing conditions under which service will be provided to this project. Said letter shall be provided prior to the approval of Improvement Plans, and a fire protection district representative's signature shall be provided on the plans. **(ESD)**

19. Extend a pressurized water system into the subdivision to County (Section 7 of the LDM) or fire district standards, whichever are greater. **(ESD)**

20. Prior to approval of Improvement Plans, the applicant shall submit to the Engineering and Surveying Department (ESD), for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- A) Road, pavement, and parking area design
- B) Structural foundations, including retaining wall design (if applicable)
- C) Grading practices
- D) Erosion/winterization
- E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- F) Slope stability

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Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a lot-by-lot basis or on a tract basis. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. **(MM GEO-2c) (ESD)**

21. The Improvement Plans shall be approved by the water supply entity for water service, supply, and maintenance. The water supply entity shall submit to the Department of Environmental Health Services and the Engineering and Surveying Department a "will-serve" letter or a "letter of availability" from the water district indicating that the agency has the ability and system capacity to provide the project's domestic and fire protection water quantity needs. **(ESD/EHS)**

22. An agreement shall be entered into between the developer and the utility companies specifically listing the party(ies) responsible for performance and financing of each segment of work relating to the utility installation. A copy of this agreement or a letter from the utilities stating such agreement has been made shall be submitted to the Engineering and Surveying Department prior to the filing of the Final Map(s). Under certain circumstances, the telephone company may not require any agreement or financial arrangements be made for the installation of underground facilities. If so, a letter shall be submitted which includes the statement that no agreement or financial arrangements are required for this development. **(ESD)**

23. Install cable TV conduit(s) in accordance with company or County specifications, whichever are appropriate. **(ESD)**

24. All storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek" or other language as approved by the Engineering and Surveying Department (ESD) and/or graphical icons to discourage illegal dumping. Message details, placement, and locations shall be included on the Improvement Plans. ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Homeowners' association is responsible for maintaining the legibility of stamped messages and signs. **(MM HWQ-2b, HWQ-2h) (ESD)**

25. Submit, for review and approval, a striping and signing plan with the project Improvement Plans. Submit traffic control plan with the project Improvement Plans. The plan shall include all on- and off-site traffic control devices and shall be reviewed by the County Traffic Engineer. A construction signing plan shall also be provided with the Improvement Plans for review and approval by the County Traffic Engineer. **(ESD)**

26. Prior to Improvement Plan approval, the applicant shall submit an engineer's estimate detailing costs for facilities to be constructed with the project which are intended to be County-owned or maintained. County policy requires the applicant prepare their cost estimate(s) in a format that is consistent with the Governmental Accounting Standards Board, 34th Standard (GASB 34). The engineer preparing the estimate shall use unit prices approved by the Engineering and Surveying Department for line items within the estimate. The estimate shall be in a format approved by the County and shall be consistent with the guidelines of GASB 34. **(ESD)**

27. Prior to issuance of a will-serve letter by Placer County, the applicant shall submit Improvement Plans for review and approval by Placer County's Development Review Committee (including the Engineering and Surveying Department) and all improvements and requirements shall be met and accepted by the County. to ensure that adequate service and applicable codes are met. Paved access for utility vehicles and turnarounds is required to all sewer manholes, and this detail shall be included on the utility plan(s). Review and approval by the City of Roseville is also required for Improvement Plans that involve City of Roseville infrastructure. **(MM PUB-6a) (ESD)**

28. Prior to Improvement Plan approval, the project applicant shall annex into CSA #28, Zone 173 and pay all applicable fees and construct and /or upgrade existing wastewater facilities off-site and on-site as required by Placer County ~~and the City of Roseville.~~

The project applicant shall participate financially through connection fees ~~and other financial mechanisms~~ in the construction of additional wastewater treatment capacity sufficient to accommodate project flows and treatment at the Dry Creek Wastewater Treatment Plant (DCWWTP). ~~In addition, the project applicant shall provide a fair share contribution toward the preparation of any additional CEQA analysis that may be required for plant modifications and/or expansions.~~ **(MM PUB-6b) (ESD)**

29. Prior to Building Permit issuance for any phase of the project, ~~Improvement Plan approval,~~ the applicant shall obtain a will serve letter from the Facility Services, Environmental Engineering Division, that acknowledges receive a commitment from the wastewater treatment provider via Placer County in the form of a Facility Availability Letter that there is adequate capacity to collect and treat sewage flow from the new development. is available at the DCWWTP.

~~Upon request from the applicant for a Facility Availability Letter, the County shall forward the request to the City of Roseville. Upon receipt of a request from Placer County, the City will issue a Facility Availability Letter to Placer County for the subject project:~~

- ~~A) — Confirming that adequate service capacity exists at the time project permits are issued;~~
- ~~B) — Confirming that the NPDES permits for the additional treated effluent discharge from the development are in place;~~
- ~~C) — Confirming that the development timing will not impede other development for which entitlements have been issued; and~~
- ~~D) Identifying required fees due and any special conditions to be established for the project. **(MM PUB-6c) (ESD)**~~

30. Recreational Facilities: The Phase 2 Improvement Plans shall provide details of the construction of the proposed private recreational facilities, for the review and approval of the DRC and County Parks Division. All recreation facilities shall be designed to meet Americans with Disabilities Act (ADA) Federal Guidelines and, where appropriate, the Consumer Product Safety Commission Guidelines, and the requirements of the American Society for Testing and Materials. The on-site recreation facilities shall include a tot lot, a half-court basketball area, and open turf. Approval shall be evidenced by signature of a Parks Division representative on the Phase 2 Improvement Plans. **(PD/DFS)**

31. Non-Motorized Trails: The Improvement Plans shall provide details of the location and specifications of all proposed non-motorized trails -- for the review and approval of the DRC and Parks Division. Said trails shall be installed prior to the County's acceptance of the subdivision's improvements, and all easements shall be shown on the Final Map. **(PD/DFS)**

GRADING

32. If blasting is required for the installation of site improvements, the developer will comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations. **(ESD)**

ROADS/TRAILS

33. Install all-way stop-sign control at the Vineyard Road/Brady Lane intersection. This traffic control shall be shown on the Improvement Plans to the satisfaction of the Engineering and Surveying Department and the Department of Public Works Transportation Division. **(MM 3.11-4a) (ESD)**

34. Construct a center left-turn lane to provide left turns in and out of ~~both the~~ subdivision driveways as shown conceptually ~~on Figure 2-7 of the December 2007 Draft EIR on the approved Gated Entrance Exhibit.~~ Traffic striping shall be included on the Improvement Plans and done by the developer's contractor. The removal of existing striping and other pavement markings shall be completed by the developer's contractor. The design shall conform to criteria specified in the latest version of the Caltrans Highway Design Manual for a design speed of 40 mph, unless an alternative is approved by DPW. **(MM 3.11-4b) (ESD)**

35. Construct one-half of a 46 foot road section where the project fronts Vineyard Road, as measured from the existing centerline thereof or as directed by the Engineering and Surveying Department (ESD) and the City of Roseville. Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bikelanes, or for conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 7, but said section shall not be less than 3-inch AC over 8-inch Class 2 AB unless otherwise approved by the ESD. **(ESD)**

36. Prior to Improvement Plan approval, the applicant shall provide either a copy of correspondence or an encroachment permit from the City of Roseville stating that the city is satisfied with the proposed work

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within public right-of-way for the road widening, traffic control, left turn lane, and driveway construction along Vineyard Road. (ESD)

37. Construct subdivision roads on-site to a modified Urban Secondary (Plate R-6 LDM) standard with a paved width of 30 feet plus concrete curb, gutter and a 4-foot sidewalk on both sides as depicted on the approved Revised Tentative Subdivision Map dated August 2008~~June 9, 2010~~. All internal subdivision streets shall have rolled concrete curbs. All subdivision streets shall be designed to meet 25 mph design speed criteria, as specified in the latest version of the Caltrans Highway Design Manual unless otherwise approved by DPW. The roadway structural sections shall be designed for a Traffic Index of 5.5 (Ref. Section 4, LDM). (ESD)

38. Final approval of on-site and off-site waterline, sewerline, storm drain routes, and road locations must be obtained from the DRC. (ESD/PD)

39. Construct ~~two public road~~the subdivision entrances/driveways onto Vineyard Road as specified by the ESD and shown on the approved Gated Entrance Exhibit. ~~to a Plate R-17 LDM standard. The design speed of Vineyard Road shall be 40 mph, unless an alternate design speed is approved by the DPW. The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW and the Engineering and Surveying Department (ESD). An Encroachment Permit shall be obtained by the applicant or authorized agent from DPW. The Plate R-17 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 7, but said section shall not be less than 3 inch AC over 8-inch Class 2 AB unless otherwise approved by the ESD.~~ (ESD)

40. Proposed road names shall be submitted to Engineering and Surveying Department (ESD) - Addressing (530-745-7530) for review and shall be approved by the ESD prior to Improvement Plan approval. (ESD)

41. An Encroachment Permit shall be obtained from the ~~Department of Public Works~~City of Roseville prior to Improvement Plan approvals for any landscaping within public road rights-of-way. (ESD)

42. Prior to Improvement Plan approval, the applicant shall obtain from the ~~Department of Public Works~~City of Roseville an encroachment permit for locating the trail and landscaping within the proposed Vineyard Road right-of-way, and for doing any work within the ~~County's~~City's right-of-way for maintenance of the trail and landscaping. Said permit shall be in recordable form and hold ~~Placer County~~the City of Roseville harmless from any damage resulting to the trail and landscaping within the public right-of-way. (ESD)

43. Delineate a Class II bikeway along the project's frontage on Vineyard Road pursuant to the Placer County Bikeways Master Plan. The location, width, alignment, and surfacing of the bikeway shall be subject to ESD/DRC review and approval prior to the approval of Improvement Plans. (ESD)

44. Provide school bus/transit turnout(s) to the satisfaction of the California Highway Patrol, local busing provider, and the Engineering and Surveying Department. A letter shall be provided from the CHP

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and local busing provider which addresses the need for a turnout and the turnout design (if required) and the turnout shall be as shown on the project Improvement Plans prior to their approval. **(ESD)**

45. Provide paved access to all sanitary sewer manholes in accordance with County standard Plate U-21 and County standard Plate U-22.1 turnarounds for service vehicles. The minimum structural section shall not be less than 3" AC over 8" Class 2 AB unless otherwise approved by the ESD. **(ESD)**

46. Construct a sewer access road entrance/driveway onto Bedell Court to meet the Plate U-22.1, LDM standard for the western radius as shown on Improvement Plans. The design speed of Bedell Court shall be 35 mph, unless an alternate design speed is approved by the DPW. The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW and the Engineering and Surveying Department (ESD). An Encroachment Permit shall be obtained by the applicant or authorized agent from DPW. The Plate U-22.1 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 9, but said section shall not be less than 3 inches AC over 8 inches Class 2 AB unless otherwise approved by the ESD. **(ESD)**

47. The distance between the face of the garage door and the back of sidewalk shall be a minimum driveway length of 20 feet for each residential lot. **(ESD)**

48. Reconstruct driveways and encroachments onto Vineyard Road for the adjacent properties fronting Vineyard Road to both the east and the west, APN 473-030-015 and APN 473-030-013, to Plate R-18 LDM standards, as required by the ESD as shown on Improvement Plans. The driveway for the adjacent property to the west (APN 473-030-013) shall be reconstructed to be contained entirely on this off-site property with pavement to match the existing driveway as depicted on the preliminary grading plan dated July 7, 2008. The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW and the Engineering and Surveying Department (ESD). An Encroachment Permit shall be obtained by the applicant or authorized agent from DPW. The Plate R-18 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 7, but said section shall not be less than 3" AC over 8" Class 2 AB unless otherwise approved by the ESD. **(ESD)**

49. Construct a barricade at the end of the -44-foot on-site highway-private road easement stubbed to the adjacent property to the west to a Plate R-24 LDM standard as shown on Improvement Plans. **(ESD)**

50. Pavement construction or reconstruction for all work within Bedell Court, Bedell Lane, and Booth Road shall be designed for a Traffic Index of 9, but said section shall not be less than 3 inches AC over 8 inches Class 2 AB unless otherwise approved by the ESD. **(ESD)**

51. Public multi-use trails shall be provided in conjunction with the project as follows. Maintenance of all trails shall be by the homeowners association.

A) A minimum 15-foot-wide (or as otherwise approved by the Parks Division) public multi-use trail easement through Lots D and, E and F as conceptually shown on the Tentative Map and approved by the DRC, in consultation with the Parks Division. The trail shall be constructed to the following standards, unless otherwise approved by the Parks Division: A trail tread, drainage

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appurtenances, clearing, seeding, and planting as necessary for erosion control. Tread width shall be a minimum of five feet. (out slope at 3 percent). The trail tread shall be graded and compacted and not exceed 12 percent slope. The trail surface shall be decomposed granite with a stabilizer. Occasionally widen the cleared area to allow for passing. Water must be diverted from the trail's surface before it builds up to erosive force. To divert water, use out slopes, grade dips, water bars, and lead ditches, in conjunction with in slopes, culverts or bridges. **(DFS)**

PUBLIC SERVICES

52. Prior to the approval of the Improvement Plans, provide the DRC with proof of notification (in the form of a written notice or letter) of the proposed project to:

- A) Dry Creek Joint Elementary School District and Roseville Joint Union High School District)
- B) The Placer County Sheriff's Office **(ESD)**

53. Provide to DRC "will-serve" letters from the following public service providers prior to Improvement Plan and Final Map approvals, as required:

- A) P.G. & E.
- B) SMUD
- C) CSA 28 Zone 173
- D) Cal-American Water/PCWA
- E) Auburn Placer Disposal Service

If such "will serve" letters were obtained as a part of the environmental review process, and are no older than one year, no additional verification shall be required. **(ESD)**

54. Prior to the approval of the Improvement Plans, provide the DRC with proof of notification (in the form of a written notice or letter) of the proposed project to:

- A) Dry Creek Unified/Roseville Joint Union High School District
- B) The Placer County Sheriff's Office **(ESD)**

55. Prior to the approval of the Improvement Plans, confer with local postal authorities to determine requirements for locations of cluster mailboxes, if required. The applicant shall provide a letter to DRC from the postal authorities stating their satisfaction with the development box locations, or a release from the necessity of providing cluster mailboxes prior to Improvement Plan approval. If clustering or special locations are specified, easements, concrete bases, or other mapped provisions shall be included in the development area and required improvements shall be shown on project Improvement Plans. **(ESD)**

56. Design and construct sanitary sewer lines on- and off-site to serve the ~~440~~139 proposed lots to the satisfaction of the Department of Facility Services, Environmental Engineering Division, in accordance with design standards set forth by Placer County, including standards in the Placer County Land Development Manual. Approval of the Improvement Plans by the Environmental Engineering Division will be required. Review and approval of the City of Roseville is also required where City of Roseville infrastructure is involved. **(ESD)**

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A) The applicant shall work with staff to provide a private sewer line with associated private easements between Lots 133 and 134 and 129 and 130 subject to the review and approval of staff. Should it not be physically feasible to extend said lines, this condition may be waived.

57. Construct a metering ~~manhole station~~ just upstream of the connection to the existing sewer line in Booth Road as part of the public off-site sewer improvements, ~~to be accessible to both the City of Roseville and Placer County utility crews, and approved by both agencies.~~ This requirement shall be shown on the Improvement Plans to the satisfaction of the Engineering and Surveying Department and Department of Facility Services, Environmental Engineering Division. **(ESD)**

58. Prior to Improvement Plan approval, annex into Community Services Area (CSA) 28 Zone 173, the Dry Creek County Service Area, and pay applicable fees. Recordation of the approved annexation is required prior to improvement plan approval. **(ESD)**

59. Concurrent with the approval of the final map by the Board of Supervisors, the developer shall establish a new Zone of Benefit (ZOB) within an existing County Service Area (CSA) or annex to a pre-existing ZOB, as directed by County, to provide adequate funding for services to the project. The ZOB shall be created in accordance with the procedures required by Proposition 218 and related statutory provisions. With the proposed final map, the developer shall submit to the County for review and approval a complete and adequate engineer's report supporting the level of assessments necessary for the establishment of the ZOB. The report shall be prepared by a registered engineer in consultation with a qualified financial consultant and shall establish the basis for the special benefit appurtenant to each lot to be established by the final map.

In the event the ZOB is for any reason abolished or otherwise unable to provide the necessary funding to support the services, a homeowners association shall be established and shall be responsible for providing all services previously funded by the ZOB.

The ZOB shall fund the following services at a service level defined by County: **(DFS)**

~~A) Street lighting~~

~~B) Road maintenance~~

AC) ~~Storm drainage maintenance for facilities located within public easements including structural stormwater quality enhancement facilities (BMP's). The storm drainage passing through the site from the apartment complex on the eastern side of the project shall be excluded from the CSA. This offsite storm drainage pipe shall be maintained by the Homeowner's Association. Maintenance of BMP facilities shall be provided by the HOA unless the facilities are accepted by the County for maintenance. (The CSA assessments for BMPs shall only be charged if the HOA fails to provide the required maintenance. (MM)~~

BD) Collection of fees for regional storm drainage facilities and maintenance pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance," including any future revisions thereof.

CE) Maintenance of detention facilities by the homeowners' association will be required. **(MM)**

- DF) The lots created as a part of this subdivision shall be a part of a CSA Zone of Benefit for the purpose of generating funds for the maintenance of public park and open space facilities in the Dry Creek area. (DFS)

Any CSA funding from the subdivision may be determined by the Board of Supervisors prior to the formal approval of any General Plan Amendment and Rezone for this project.

GENERAL DEDICATIONS/EASEMENTS

60. Provide the following easements/dedications on the Improvement Plans and Final Map to the satisfaction of the Engineering and Surveying Department (ESD) and DRC:

- A) A 44 foot-wide private road, public utility, and emergency access easement (Ref. Chapter 16, Article 16.08, Placer County Code) along on-site subdivision roadways with each project phase. With Phase 1, a public utility easement shall be recorded over the entire site infrastructure, including all roadways, detention basins, and utilities within Phase 2 and 3. With Phase 2, provide access rights over Phase 3 to Vineyard Road. (ESD) Dedicate to Placer County a 44-foot wide highway easement (Ref. Chapter 16, Article 16.08, Placer County Code) along on-site subdivision roadways as shown on the ~~approved Tentative Map dated August 2008 for road and utility purposes. After completion of improvements, said roads may be accepted into the County's maintained mileage system. (ESD)~~
- B) Dedicate to ~~Placer County~~ the City of Roseville one-half of a 120-foot-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Vineyard Road, as measured from the centerline of the existing roadway, plan line, or other alignment ~~as approved by the Transportation Department of DPW. (ESD)~~
- C) Public utility easements as required by the serving utilities. Dedicate Lots D and E, ~~and F~~ as public utility easements. (ESD)
- D) Dedicate minimum 12.5-foot multi-purpose easements adjacent to all on-site highway easements. (ESD)
- E) Drainage easements as appropriate, including the 10-foot drainage easements shown on the approved Tentative Subdivision Map over Lots 22 and 25 and the 20-foot drainage easement shown over Lot C. (ESD)
- F) An Irrevocable Offer of Dedication for easements as required for access to, and protection and maintenance of, storm drainage detention facilities, as well as post-construction water quality enhancement facilities (BMPs). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication. (MM HWQ-2e) (ESD)

- G) Easements as required for installation and maintenance of neighborhood identification/entrance structures, soundwalls, fences and/or gates by the homeowners' association. **(ESD/PD)**
- H) Slope easements for cuts and fills outside the highway easement and over any off-site slopes created from pad grading. **(ESD)**
- I) Designate "no access" strips along the Vineyard Road frontages of Lots 1 and 2, and ~~135-140~~134 through 139 and along the eastern property line of Lot ~~137~~138, the western property line of Lot ~~138~~139, and the eastern property line of Lot 140. **(ESD)**
- J) Provide private easements for existing or relocated water lines, service/distribution facilities, valves, etc., as appropriate. **(ESD)**
- K) Dedicate a 20-foot-wide public sanitary sewer easement between Lots 26 and 27 from the southern on-site subdivision roadway to the southern property boundary line. **(ESD)**
- L) Dedicate a 30-foot-wide multi-purpose easement from the end of the southern most cul-de-sac bulb to the western property line of APN 473-030-008. **(ESD)**
- M) Provide sewer access easements per County standard Plate U-22.1 for utility truck access including turnarounds to service all sewer manholes. **(ESD)**
- N) Provide access rights for the adjacent property on the western project boundary (APN 473-030-030) through the project site over subdivision roadways to Vineyard Road. **(ESD)**

61. Prior to Improvement Plan approval, obtain off-site public sewer easements as required by the ESD and Department of Facility Services Environmental Engineering Division, including a minimum 20-foot wide public sewer easement with additional easement width for a maintenance vehicle turnaround per Plate U-22.1, LDM standard, from the southern subdivision property line over APN 473-040-005 to Bedell Court. **(ESD)**

VEGETATION AND OTHER SENSITIVE NATURAL AREAS

62. In lieu of the tree planting mitigation for tree removal, a contribution of \$100 per diameter inch at breast height for each native tree (black walnut, incense cedar, and cottonwood) removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund.

If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to issuance of a Grading Permit. **(MM) (PD)**

63. Lot(s) A through J shall be defined and monumented as common area lots to be owned and maintained (including the removal of unauthorized debris) by the homeowners' association.

The purpose of Lot A is to provide for on-site detention. The purpose of Lot B is to provide for on-site recreation. The purpose of Lot C is to accommodate for off-site drainage. ~~And the purpose of Lots D and E, and F~~ is to provide for a landscape corridor, multi-purpose utility easement, and a noise setback along Vineyard Road. The purposes of Lots F through J are private road, public utility, and emergency vehicle access lots to allow transfer of roads to the homeowner's association that tie to the applicant's proposed Department of Real Estates phases. (PD/ESD)

64. Prior to the approval of improvement plans, if construction is planned to occur during the breeding season (January 1 – August 31), a preconstruction survey for raptors and migratory birds shall be conducted to determine whether active bird or raptor nests would be affected by construction activities. The preconstruction survey shall include the species of special concern including the Cooper's hawk, Ferruginous hawk, White-tailed kite, American kestrel, Northern harrier, Golden eagle, Merlin, Western burrowing owl, Loggerhead shrike and Tricolored blackbird covered by the Migratory Bird Treaty Act. The survey shall be completed by a qualified biologist and shall identify active raptor and migratory bird nests within 0.25 mile of the project site. The survey shall be conducted no less than 14 days and no more than 30 days prior to the beginning of construction.

If any active nests or burrows are found, construction activities shall not occur within 500 feet of the nest until the young have fledged. Some restrictions on construction activities may be required in the vicinity of the nests or burrows until the site is no longer active, as determined by a qualified biologist. If construction activities are scheduled to occur during the non-breeding season (September 1 to December 31), a survey is not required. **(MM) (PD)**

65. The Project applicant shall mitigate for impacts incurred by Project development by providing for a "no net loss" of wetlands, consistent with Policy 6.B.2. of the Placer County General Plan. The provision of mitigation for the impacted wetlands shall be through a combination of avoidance, minimization or compensation, which could include use of a mitigation banking program or "wetlands conservation account". If feasible, on-site resources shall be restored to provide for this required mitigation. If on-site restoration or preservation is not possible due to Project design, similar or higher quality habitat and functions shall be provided through an off-site wetland restoration or mitigation project, which could include securing a portion of a local resource conservation bank. Impacts to the swale shall be mitigated at a minimum ratio of 1:1, in conjunction with the implementation of the proposed project. The provided mitigation shall also address the regulatory requirements of United States Army Corp of Engineers and California Department of Fish and Game and shall be reviewed and approved by the DRC prior to the approval of the Improvement Plans. **(MM) (PD)**

66. Prior to the approval of improvement plans, focused surveys for Sanford's arrowhead shall be performed during the appropriate survey season (three surveys, one each during the early-, mid-, and late- parts of the blooming period) to determine presence or absence of this species on the Project site. If present, the Project applicant shall notify the California Department of Fish and Game for their expertise and recommendation of further action. The Project applicant shall coordinate with the

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California Department of Fish and Game, which may require a mitigation plan prior to construction. Potential mitigation requirements may include plant relocation, on-site preservation, and/or purchase of appropriate mitigation credits at an approved mitigation bank. **(MM) (PD)**

67. Prior to the approval of Improvement Plans or any construction activities scheduled during the nesting season for Swainson's hawk (March-September), a survey for Swainson's hawk nests shall be conducted by a qualified biologist no more than 30 days from the onset of construction. If any active nests are found, construction activities shall not occur within 500 feet of the nest until the young have fledged. If construction activities are scheduled to occur during the non-breeding season (August-January), a survey is not required. Replacement of all nesting trees removed from the Project site shall be performed at a ratio of 15:1. This mitigation ratio will ensure that there is "no net loss" of nesting trees over time. Removal of nesting trees shall only occur outside of the nesting season. Mitigation for impacts to foraging habitat shall contain the following: Habitat replacement ratios shall be 1.5:1 for foraging habitat within one mile of a known active nest tree, 0.75:1 for one to five miles from a nest tree, and 0.5:1 for five to ten miles away from a nest tree; mitigation shall be provided through fee title acquisition and/or conservation easement, and an associated management endowment, over suitable lands or through purchase of credits from an approved mitigation bank, if available. **(MM) (PD)**

68. To mitigate impacts to potential habitat for special-status bat species, including small-footed myotis, Yuma myotis, and pallid bat, the following measure shall be implemented:

- A) Prior to construction, a qualified biologist shall survey any affected structures for evidence of bat roosts (e.g., bat guano). If roosts are found, they shall be removed in April, September or October in order to avoid the hibernation and maternity seasons. Appropriate exclusion methods will be used, as needed, during habitat removal.
- B) The initial assessment will involve looking for bats or bat signs such as guano, urine staining, and culled food parts, and will identify those specific locations that represent potential habitat (i.e., which specific buildings, trees, bridges could support roosting bats). If no potential habitat is identified or no potential habitat will be affected (i.e., removed), no further measures are required.
- C) If roosts are present, project proponent shall make efforts to avoid them. If it is not possible to avoid the roost site, a qualified biologist shall exclude or hand-capture and release bats prior to construction using methods to ensure that no individuals are lost. Bat habitat can be removed with minimal impact to the resident bat population if it is done outside of the hibernation season (November through March) and outside of the maternity season (May through August). During the removal period, a roost exit survey shall be conducted prior to habitat removal. If bats are detected, standard humane exclusion methods shall be implemented (e.g., placing plastic over roost entrance areas such that bats can exit the roost but not return). Exclusion shall be conducted for two nights prior to habitat removal and habitat removal shall occur immediately following implementation of these exclusion measures. If there is a delay, then the exclusion measures shall be repeated. During the maternity season (May through August), habitat removal may occur following a roost exit survey that confirms no bats are present; however, if bats are detected they may not be excluded until the end of the maternity

season. During the hibernation season (November through March), bats do not exit the roost, so exit surveys cannot be used to assess presence and removal shall be delayed to the end of this time period.

- D) If bats must be excluded, the project proponent shall work with a qualified biologist to determine if any additional steps (such as installation of alternative roost habitat in the form of bat boxes) are appropriate for the particular habitat. Determination of these additional measures will depend on the species present and their specific ecological preferences/requirements. Other steps could include improvement of other avoided bat habitat or design of new project elements such as bridges to be “bat-friendly.” If experimental bat houses or roost sites are utilized, replacement roosting sites shall be monitored for a minimum of 5 years by a qualified biologist. **(MM) (PD)**

69. Surveys for the western spadefoot toad (a federal and state species of concern) shall be performed by a qualified biologist during the active (wet) season (November to March) prior to the approval of improvement plans to determine presence or absence of this species on the Project site. If present, the Project applicant shall not conduct any work within the swale or within a 100-foot upland buffer until the following dry season (April to October). Prior to filling the drainage swale during between April and October, an additional survey shall be conducted to confirm the absence of toads. If the species is identified outside of the active season, a qualified biologist shall translocate the toads to a nearby location (within 5 miles) within preferential toad habitat, primarily consisting of grasslands with shallow temporary pools. **(MM) (PD)**

CULTURAL RESOURCES

70. If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. **(MM) (PD)**

FEES

71. Pursuant to Section 21089 (b) of the California Public Resources Code and Section 711.4 et. seq. of the Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified fees are paid. The established fee is \$2,500 for projects with Environmental Impact Reports. Without the appropriate fee, the Notice of Determination is not operative, vested or final and shall not be accepted by the County Clerk. **NOTE: The above fee shall be submitted to the Planning Department within five days of final project approval. (PD)**

72. The Project applicant shall be responsible for the project's fair share of all feasible physical improvements necessary as determined by the DRC, and available to reduce the severity of the project's significant transportation-related impacts, as identified in this traffic analysis, consistent with the policies and exceptions set forth in the Transportation and Circulation Element of the 1994 Placer County General Plan (as amended). The project's contribution toward such improvements, which the County recognizes will not be sufficient to mitigate all transportation-related impacts to less than significant levels, may take any, or some combination, of the following forms:

- 1) The payment of impact fees to Placer County in amounts that constitute the Project's fair share contributions to the construction of transportation facilities to be built or improved within unincorporated Placer County, consistent with the County's Capital Improvement Program ("CIP"). This project will be subject to the payment of traffic impact fees that are in effect in the Dry Creek Benefit District, pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fees will be required and shall be paid to Placer County DPW prior to issuance of any building permits for the project:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPRTA)
- C) Placer County / City of Roseville JPA (PC/CR)

The current total combined estimated fee is ~~\$4,821.31~~ \$4,890 per single-family residence. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

- 2) The payment of impact fees to the Placer County in amounts that constitute the Project's fair share contribution to the construction of transportation facilities and/or improvements within unincorporated Placer County that are needed in part or in whole because of the project, but which are not included in the CIP.
- 3) The payment of impact fees to the South Placer Regional Transportation Authority ("SPRTA") in amounts that constitute the Project's fair share contribution to the construction of transportation facilities funded through fees collected by the SPRTA for Tier 1 and/or Tier 2 projects.
- 4) The payment of other adopted regional impact fees that would provide improvements to roadways, intersections and/or interchanges that are affected by multiple jurisdictions (e.g., Walerga/Fiddymen/ Baseline).
- 5) The payment of impact fees to Placer County in amounts that constitute the Project's fair share contributions to the construction of transportation facilities and/or improvements within the

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City of Roseville needed in whole or in part because of the Project, to be made available to the City of Roseville, if and when the City and Placer County enter into an enforceable agreement consistent with Placer County General Plan policy 3.A.15(c). At the time of issuance of building permits for individual development projects within the Project site, the County shall collect fair share fee payments for improvements or facilities addressed by its CIP as it exists at that time.

- 6) Developers of property within the plan area shall pay impact fees to Placer County in amounts that constitute the Project's fair-share contributions to the construction of transportation facilities and/or improvements on federal or state highways or freeways needed in part because of the Project, to be made available to the California Department of Transportation ("Caltrans") if and when Caltrans and Placer County enter into an enforceable agreement consistent with state law and Placer County General Plan policy 3.A.15(c).
- 7) In pursuing a single agreement or multiple agreements with Roseville and Caltrans, Placer County shall negotiate in good faith with these other jurisdictions to enter into fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the Project, commitments for the provision of adequate "fair share" mitigation payments from the Project for its out-of-jurisdiction traffic impacts and its impacts on federal and state freeways and highways. **(MM 3.11-1)(ESD)**

73. Prior to approval of the Improvement Plans, the applicant shall contribute its fair-share contribution for the project's existing impacts to the intersection of Walerga Road and PFE Road as identified in the project's EIR traffic analysis section. The type of improvements and estimate of design and construction costs including a 25% contingency shall be prepared by the applicant and reviewed and approved by the DRC. If PFE Road is open the fair share percentage shall be 0.6% and PFE Road is closed the fair share percentage shall be 0.7%. The pending County sponsored Dry Creek West Placer Community Plan Amendment by the Board of Supervisors will determine the status of PFE Road. **(MM 3.11-2a)(ESD)**

74. Prior to approval of the Improvement Plans, the applicant shall contribute its fair-share contribution for the project's cumulative impacts to the needed improvements at the intersections identified in mitigation measures C-T-1a through d as identified in the project's EIR traffic analysis section as follows:

- A) Cook Riolo Road/Vineyard Road - PFE Road open = 0.9 percent; PFE Road closed = 0.9 percent
- B) Cook Riolo Road/PFE Road - PFE Road open = 0.5 percent; PFE Road closed = 0.2 percent
- C) Morgan Creek Lane/Vineyard Road - PFE Road open = 0.3 percent; PFE Road closed = 0.3 percent

The type of improvements and estimate of design and construction costs including a 25 percent contingency shall be prepared by the applicant and reviewed and approved by the DRC. The pending County sponsored Dry Creek West Placer Community Plan Amendment by the Board of Supervisors will determine the status of PFE Road. **(MM C-T-1a, C-T-1b, C-T-1c, C-T-1d)(ESD)**

75. This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Article 15.32,

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formerly Chapter 4, Subchapter 20, Placer County Code.) The current estimated development fee is \$224 per single-family residence, payable to the Engineering and Surveying Department prior to each Building Permit issuance. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. **(MM C-HWQ-1a) (ESD)**

76. This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Article 15.32, formerly Chapter 4, Subchapter 20, Placer County Code). Prior to Building Permit issuance, each applicant shall cause each subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$35 per single-family residence. **(MM C-HWQ-1b) (ESD)**

77. Pursuant to County Code Sections 15.34.010, 16.08.100 and/or 17.54.100 (D), a fee must be paid to Placer County for the development of park and recreation facilities. The fee to be paid is the fee in effect at final map recordation/building permit issuance. (For reference, the fee currently is ~~\$595~~\$615 per lot to be paid at final map and ~~\$3,150~~\$3,240 per unit due when a building permit is issued.) Due to the project providing private onsite recreation facilities, the project shall have a credit applied to the final map and building permit park fee in accordance with Condition 77(a) below. That fee credit shall be based on the actual active acreage of private park facilities (as determined by the cost of park and recreation facilities included in the "Placer County Park and Recreation Facilities Impact Fee Study, Hausrath Economics Group, September 2003" adjusted from 2003 to the date of completion in the same manner as prescribed in County Code Section 15.34.080(B)) divided by the five (5) acres per 1,000 residents ratio identified in the General Plan, and shall not exceed a 50 percent credit. **(PD)**

77(a). Park facilities, as generally depicted on the tentative map and approved in accordance with Condition #30, shall be constructed and accepted as complete by the County prior to the issuance of the 62nd building permit for this project. Prior to acceptance of park improvements as complete, developer shall not receive park fee credit for constructed on-site park improvements. Following acceptance of park improvements as complete, the full amount of park fee credit due (including that portion that would otherwise be applied to the fee paid at the time of final map recordation) will be distributed among the remaining lots that had not been issued building permits prior to acceptance and applied at the time of building permit issuance. At the time of park completion, the Parks Division will provide a signed letter to the developer stating the amount of fee credit to be applied to each subsequent building permit. It shall be the responsibility of the developer to provide copies of the letter to permitting staff prior to building permit issuance in order to receive the fee credit.**(PD)**

ENVIRONMENTAL HEALTH

78. Prior to issuance of grading permits the Project applicant shall contract a licensed hazardous waste recycler to properly remove the previously identified fluids and containers. In addition, the applicant shall confirm the location of the former underground tank with the owner, and subsurface soil samples shall be collected for laboratory analysis to determine if the past use of the tank resulted in a release of hydrocarbons into the environment. The Project applicant shall have the tank removed, if

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present, according to requirements of the Department of Toxic Substances Control and the County Division of Environmental Health Services, prior to approval of Improvement Plans. The Project applicant shall have remediated any environmental condition revealed through this sampling subject to approval by Placer County and, if applicable, the State Department of Toxic Substances Control.(EHS)

79. The applicant shall ensure that its construction contracts require mitigation measures consistent with the CARB's Final Regulation Order for Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations.

Before demolition of any on-site buildings, the project applicant shall have a qualified consultant investigate whether any of these buildings contain asbestos-containing materials and lead that could become friable or mobile during demolition activities. If found, the asbestos-containing materials and lead shall be removed by an accredited inspector in accordance with EPA and California Occupational Safety and Health Administration (Cal/OSHA) standards. In addition, all activities (construction or demolition) in the vicinity of these materials shall comply with Cal/OSHA asbestos and lead worker construction standards. The asbestos-containing materials and lead shall be properly disposed of at an appropriate off-site disposal facility. (MM) (AP)

80. Prior to Final Map approval, the Project applicant shall remove contaminated soil in consultation with the Placer County Division of Environmental Health Services and Department of Toxic Substances Control as applicable, according to the specifications of the May 6, 2005 Final Remediation Plan, prepared by hazardous materials consultants to the Project applicant. (MM) (EHS)

81. Prior to the approval of Improvement Plans, the detention basins shall be designed to protect the safety of any persons coming in contact with the system. The basin design shall include a safety fence. In addition, the plans shall be approved by the Placer County Development Review Committee. (MM) (EHS)

82. The applicant shall coordinate with Placer County Mosquito Abatement District (PCMAD) in the construction and operations phases of the project. Consultation and coordination with PCMAD shall include the following actions:

- A) Consult with PCMAD during the project design phase to incorporate design elements of detention basins to reduce the mosquito production potential of the project. Measures considered should include designing water delivery and drainage systems.
- B) Consult with PCMAD to develop and implement feasible measures to reduce the likelihood of ponding of surface water on the project area during the construction period and to implement other mosquito abatement measures that are compatible with construction activities.
- C) Permit PCMAD to have access to the project area to monitor or control mosquito populations.
- D) Regularly consult with PCMAD to identify mosquito management problems, mosquito monitoring and abatement procedures, and opportunities to adjust water management

practices in detention basins to reduce mosquito production during problem periods.
(MM) (EHS)

83. Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- A) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- B) Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- C) Saturdays, 8:00 am to 6:00 pm.

In addition, temporary signs 4' x 4', shall be located throughout the project, as determined by the DRC, at key intersections depicting the above construction hour limitations. The signs shall include a toll-free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the development notebook.

Quiet activities which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well. **(EHS)**

84. Construction activities shall conform to the following standards: (a) there shall be no start-up of machines or equipment, no delivery of materials or equipment, no cleaning of machines or equipment, and no servicing of equipment except during the permitted hours of construction identified above; (b) radios played at high volume, loud talking, and other forms of communication constituting a nuisance shall not be permitted; and, (c) there shall be no construction on legal holidays. **(MM) (EHS)**

85. Construction equipment shall not idle for more than 10 minutes. **(MM)(EHS)**

86. Construction equipment, including trucks used for construction, shall utilize the best available noise control techniques (including mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds) in order to minimize construction noise impacts on nearby noise-sensitive uses and be maintained in good working order. **(MM)(EHS)**

87. Loaded trucks used in construction shall not travel at speeds higher than 25 miles per hour in the Project vicinity, shall avoid driving over bumps, and shall reduce speed while driving over bumps that cannot be avoided in order to reduce the incidence and intensity of vibration as experienced by adjacent residents. **(MM)(EHS)**

88. Construction staging areas shall not be located near sensitive residential noise receivers and shall be placed away from the single residence to the northeast, the residences at the northwest corner, and the multi-family apartment complex to the east. Construction vehicles shall avoid entering the site near the eastern property line. **(MM)(EHS)**

89. A noise attenuating barrier or earth berm and retaining wall configuration, measuring no less than 7 feet in height above proposed Project grade is required at select locations along the northern

portion of the Project site to block line-of-sight from Vineyard Road to the outdoor activity areas for Lots 134 through ~~140~~139 to reduce the exterior traffic noise level to less than 60 dB Ldn. For Lots 1 and 2, the minimum barrier/berm height is 6.5 feet above proposed grade. The noise barriers shall wrap around the closest rear corners of the homes on Lots ~~137, 138, and 139~~140. For Lots 1, 2, and 134, the noise barrier shall extend the length of the backyard area. (MM)(EHS)

90. An eight-foot high noise attenuating barrier, or a soundwall shall be constructed along the Project site's southern property line adjacent to potential future industrial uses. The noise barriers shall wrap around the closest rear corners of the homes on Lots 25 and 37. (MM)(EHS)

91. The Project shall use energy-conserving sliding glass doors and windows with double-pane glazing that have attenuating characteristics sufficient to satisfy Placer County's 45 dB Ldn interior noise standard. (MM)(EHS)

92. Prior to Final Map approval, provisions for homeowner's association maintenance of the noise barriers shall be reviewed and approved by the Development Review Committee. (MM) (EHS)

93. ~~Prior to issuance of a will serve letter by Placer County, the applicant shall submit improvement plans for review and approval by Placer County's Development Review Committee (including the Engineering and Surveying Department) to ensure that adequate service and applicable codes are met. Paved access is required to all sewer manholes and this detail shall be included on the utility plan(s).~~ (ESD) (MM PUB-6a)Condition deleted - duplicate

94. ~~Review and approval of the City of Roseville is also required for improvement plans that involve City of Roseville infrastructure.~~ (MM) (ESD) (MM PUB-6a)Condition deleted - duplicate

95. ~~The Project applicant shall annex into CSA #28, Zone 173 and pay all applicable fees and construct and/or upgrade existing wastewater facilities on-site as required by Placer County and the City of Roseville.~~ (ESD) (MM PUB-6b)Condition deleted - duplicate

96. ~~Project proponents shall participate financially through connection fees and other financial mechanisms in the construction of additional wastewater treatment capacity sufficient to accommodate projected flows and treatment at the DCWWTP. In addition, Project proponents shall provide a fair share contribution toward the preparation of any additional CEQA analysis that may be required for plant modifications and/or expansions.~~ (ESD) (MM PUB-6b)Condition deleted - duplicate

97. ~~Prior to improvement plan approval the applicant shall receive a commitment from the wastewater treatment provider via the County in the form of a Facilities Availability Letter that adequate capacity is available at the DCWWTP.~~ (ESD) (MM PUB-6c)Condition deleted - duplicate

98. ~~Upon request from the applicant for a Facilities Availability Letter, the County shall forward the request to the City of Roseville. Upon receipt of a request from the County, the City will issue a Facility Services Letter to the County for the subject project:~~

~~A. — Confirming that adequate service capacity exists at the time project permits are issued.~~

~~B. — Confirming that the NPDES permits for the additional treated effluent discharge from the development are in place~~

~~C. — Confirming that the development timing will not impede other development for which entitlements have been issued~~

~~— D. — Identifying required fees due and any special conditions to be established for the —
— project. (MM PUB-6e) Condition deleted - duplicate~~

99. Prior to Improvement Plans approval, a Note shall be placed on Improvement Plans to indicate that if at any time during the course of constructing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered, the applicant shall immediately stop the project and contact the EHS Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of EHS and to the Central Valley RWQCB. (EHS)

100. If Best Management Practices are required by the Engineering and Surveying for control of urban runoff pollutants, then any hazardous materials collected during the life of the project shall be disposed of in accordance with all applicable hazardous materials laws and regulations. (EHS)

101. Mitigation Monitoring Implementation Program (MMIP) Noise: Prior to Improvement Plans approval establish a Mitigation Monitoring Implementation Program in which the owner or a designee monitors for Noise mitigation measures specified in Conditions 92, 93, 94, and 95~~88, 89, 91, and 92~~, to be reviewed for approval by the DRC and the Planning Department at the time Improvement Plans are submitted. Proof of inclusion of maintenance of the masonry wall as responsibility of the Homeowners Association incorporated into the CC&Rs and association documents shall be provided to the Placer County Planning Department to assure on-going performance of the monitoring program. Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance Article 18.28.080 (formerly Section 31.870). (MMIP) (EHS)

102. The project proponent shall properly destroy the existing septic system and water well via permit through Environmental Health Services. The destruction of the septic system and water well shall occur prior to the approval of Grading and/or Improvement Plans. (EHS)

AIR POLLUTION

103. The prime Project contractor shall submit a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction phase of the Project to the Placer County Air Pollution Control District (the District). The Project shall provide a plan for approval by the Air District

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demonstrating that the heavy-duty (>50 horsepower) off road vehicles to be used in the construction of the Project, including owned, leased, and subcontractor vehicles, will achieve a project-wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent California Air Resources Board (CARB) fleet average. The Air District should be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. In lieu of or in addition to this requirement, the Project applicant can use other measures to reduce particulate matter and nitrogen oxide emissions from the Project through the use of emulsified diesel fuel and or particulate matter traps. The Placer County Air Pollution Control District should be contacted to discuss this measure. **(MM)**

104. Placer County Air Pollution Control District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations (VEE) of all heavy-duty equipment on the inventory list. The Project applicant shall have a contractor that is CAR certified to perform VEE routinely (on a weekly basis during construction) to evaluate Project related off-road and heavy-duty on-road equipment emissions for compliance with opacity standards in California Code of Regulations, Title 13, Sections 2180 – 2194. Vehicles and equipment found to exceed opacity limits shall be repaired or replaced within 72 hours of notification. **(MM)**

105. There shall be no open burning of vegetation removed for site preparation or installation of infrastructure. Any removed vegetative material shall be chipped or delivered to a waste-to energy facility. **(MM)**

106. The Project applicant shall submit for review and approval a “Construction Emission, Asbestos Dust, Fugitive Dust, and Erosion Control Plan” to the Placer County Air Pollution Control District and Placer County Engineering and Surveying Department prior to the issuance of any grading permits. The following measures or those determined in advance by the Air District to be equally effective or more effective shall be included in the Construction Emission, Asbestos Dust, Fugitive Dust, and Erosion Control Plan and construction contracts:

- A. An operational water truck shall be on-site during all construction phases. Water shall be applied as needed to prevent dust impacts off-site, including applying water to the existing concrete pads during demolition.
- B. Clean earth moving construction equipment with water once per day.
- C. Install wheel washers or wash all trucks and equipment leaving the site.
- D. Traffic speeds on all unpaved surfaces on the construction site shall not exceed 15 miles per hour.
- E. Streets adjacent to the Project site shall be kept clean of dirt, mud, materials, and debris during the construction and demolition periods.
- F. Construction activities shall be suspended during periods of high winds (25 miles per hour gusts or stronger).
- G. Grading operations shall be suspended when fugitive dusts exceed District Rule 228 Fugitive Dust limitations.
- H. Keep active storage piles adequately wet or covered with tarps.

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- I. Inactive disturbed surface areas and storage piles shall be controlled for erosion by: keeping surfaces adequately wet, establishing and maintaining surface crusting, applying chemical dust suppressants or chemical stabilizers, covering with tarp or vegetative cover, installing wind barriers of 50 percent porosity around three sides of a storage pile, or installing wind barriers across open areas.
- J. Following ground disturbance phases of site preparation, disturbed areas shall be revegetated or paved. (MM)

107. Construction equipment shall be maintained according to equipment manufacturer's recommendations. (MM)

108. No diesel-powered equipment used on-site during construction shall idle unused for more than five minutes. (MM)

109. California diesel fuel exclusively shall be used for mobile and stationary construction equipment used on-site. (MM)

110. The applicant shall use existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators. If Project construction requires diesel powered generators greater than 50 horsepower, a Permit to Operate is required from the Air District. (MM)

111. Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. (MM)

112. The applicant shall use low volatile organic compound (VOC) paint coatings per District Rule 218 Architectural Coatings. (MM)

113. All proposed homes on the project site shall be equipped with filter systems with high Minimum Efficiency Reporting Value (MERV) for removal of small particles (such as 0.3 micron) at all air intake points to the home. All proposed houses shall be constructed with mechanical ventilation systems which would allow occupants to keep windows and doors closed and allow for the introduction of fresh outside air, without the requirement of open windows. (MM)

114. Prior to the filing of the final map, conditions, covenants, and restrictions (CC&Rs) shall be prepared and submitted to and approved by the Engineering and Surveying Department, County Counsel, and other appropriate County Departments and shall contain provisions/notifications advising future residents of the potential for acute and chronic health affects and risks associated with exposure to diesel PM from Roseville Rail Yard. The CC&Rs shall also indicate that it is the homeowner's responsibility to maintain and clean the filter systems regularly, according to manufacturer's specifications, for proper operation. (MM)

115. Prior to the filing of the final map, conditions, covenants, and restrictions (CC&Rs) shall be prepared and submitted to and approved by the Engineering and Surveying Department, County Counsel, and other appropriate County Departments and shall contain provisions/notifications disclosing to future residents the potential for exposure to odors to result from the Project locating near an existing wastewater treatment plant. (MM)

116. Passive solar building design and landscaping conducive to passive solar energy use shall be used to the maximum extent feasible including: building orientation in s south to southwest direction; planting of deciduous trees on the western side of structures; landscaping with drought-resistant species; and including groundcovers rather than pavement to reduce heat reflection. (MM)

117. Landscaping plans shall prohibit the use of liquidambar and eucalyptus trees that produce smog-forming compounds (high emission factors for isoprenes) (MM)

118. The project shall exceed Title 24 building standards, as feasible. (MM)

119. The project shall implement an offsite mitigation program, coordinated thought the Placer County Air Pollution Control district, to offset the Project's long-term operational ROG and NOX emissions. The applicant's mitigation program must be approved by the Place County Air Pollution Control District. In-lieu of the applicant implementing their own off-site mitigation program, the applicant cha choose to participate in the Placer County Air Pollution district Off-site mitigation Program by paying an equivalent amount of money into the District program. (MM)

MISCELLANEOUS CONDITIONS

120. No lot shall be further divided. (PD)

121. No Lot shall be divided by a tax district boundary. (PD)

122. Any entrance structure proposed by the applicant shall be reviewed and approved by the DRC, shown on the project Improvement Plans, and shall be located such that there is no interference with driver sight distance as determined by the Engineering and Surveying Department, and shall not be located within the right-of-way. Any entrance monument or structure erected within the front setback on any lot, within certain zone districts, shall not exceed 3' in height (Ref. Chapter 17, Article 17.54.030, Placer County Zoning Ordinance). (PD/ESD)

123. Any ~~future change in the configuration of the approved gated entry feature proposed by the applicant~~ shall be returned to the ~~Development Review Committee~~ Planning Commission for review and approval. (PD)

124. A Temporary sales office/model home sales use has been approved as a part of this project. These facilities shall not be allowed on the project site until all improvements have been substantially complete as determined by the county, a Final Map has been recorded (for a project "phase", or the entire

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project), and the proposed project's locations(s), design, proposed parking, signage etc., have been reviewed and approved by the DRC. The temporary sales office/model home parking lot(s) shall be constructed as an all-weather surface capable of supporting a 40,000 pound fire truck. The temporary sales office/model home sales shall be used solely for the first sale of homes within the project. **(PD)**

125. Temporary sales trailers and model home sales, which have been granted approval of a Minor Use Permit, are subject to review and approval of the DRC. Such a review shall be required prior to the issuance of a building permit and shall include, but is not limited to: building colors and materials, landscaping, parking and circulation, lighting, signage, etc. **(PD)**

126. All temporary real estate sales uses approved by this action, including temporary sales trailers and/or model homes, shall expire two (2) years from the issuance of a Certificate of Occupancy for sale structure. Applicant may apply for an extension of this permit. **(PD)**

127. During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. (ESD)

~~128. Any entrance structure proposed by the applicant shall be reviewed and approved by the DRC, shown on the project Improvement Plans, and shall be located such that there is no interference with driver sight distance as determined by the Engineering and Surveying Department, and shall not be located within the right-of-way.~~

~~Any entrance monument or structure erected within the front setback on any lot, within certain zone districts, shall not exceed 3 feet in height (Ref. Chapter 17, Article 17.54.030, Placer County Zoning Ordinance). (PD/ESD)Condition deleted - duplicate~~

CONDITIONS, COVENANTS, & RESTRICTIONS

129. Prior to approval of the Final Map, Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared and submitted to and approved by the Engineering and Surveying Department, County Counsel, and other appropriate County Departments. They shall be recorded concurrently with the filing of the Final Map and shall contain provisions/notifications for:

A) The applicants shall create a Homeowners' Association with certain specified duties/responsibilities including the enforcement of all of the following notifications.

B) Maintenance of stormwater detention and water quality enhancement basins by the Homeowner's Association.

C) Maintenance of common areas, private roadways, lighting, and landscaping by the Homeowner's Association.

D) Maintenance of the stormwater pipe conveying off-site drainage from the western developed property in the City of Roseville to the eastern subdivision boundary line.

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E) If the project is approved as a private gated community, provide a statement on the final map and in the CC&Rs granting 24-hour access to the utility crews for regular sewer maintenance and emergency response.

F) The CC&Rs shall provide for right of entry by EHS and the Placer Mosquito Abatement District for response to complaints or emergencies. (EHS)

None of the provisions required by this condition of approval shall be altered without the prior written consent of Placer County. **(PD/ESD/EHS/APCD)**

NOTIFICATION TO FUTURE BUYERS

130. The applicants shall create a Homeowners' association with certain specified duties/responsibilities including the enforcement of all of the following notifications.

131. None of the provisions required by this condition of approval shall be altered without the prior written consent of Placer County. **(PD/ESD/EHS/APCD)**

132. Notification to all future owners that all outdoor lighting shall be shielded such that direct rays from the lamp are directed downward and do not cross property lines. Motion sensor lighting shall be encouraged to minimize night sky light pollution. **(MM) (PD)**

133. Notification to the future owners that no structures, including solid fencing over 3 feet in height, may be installed in front setback areas, including any property frontages along roadways (unless otherwise allowed under section 17.54.030B1 of the Placer County Zoning Ordinance). **(PD)**

134. Each new lot owner shall be provided with a copy of the Development Notebook page(s) applicable to the subject lot, including plot plans and all use restrictions. **(PD)**

135. The CC&R's prepared for the project shall include a provision that states no storage of boats, trailers, recreational vehicles, campers, or inoperable vehicles shall be permitted within the project except to the side or rear of a residence, and when screened from street view. **(PD)**

136. Notification to the future owners that street trees shall not be removed without the written permission of the County's Development Review Committee. Replacement of any dead and or dying street trees shall be enforced and/or replaced by the homeowners association. **(PD)**

137. Applicant or Homeowners' association shall distribute printed educational materials highlighting information regarding the stormwater facilities/BMPs, recommended maintenance, and inspection requirements, as well as conventional water conservation practices and surface water quality protection, to future buyers. Copies of this information shall be included in the Development Notebook. **(MM HWQ-2g) (ESD/EHS)**

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138. Inspections of stormwater facilities/BMPs shall be conducted by the Homeowner's association at least annually and maintenance records and proof of inspections shall be retained. **(ESD)**
139. Notification to future lot owners of the potential through road connections over the road easement stubbed to the western project boundary as shown on the approved Tentative Map. **(ESD)**
140. Notification to future property owners that there is industrial land located to the south adjacent to residential lots and future development is likely.
141. The project CC&Rs shall provide for the following:
- A) Notification that the owner or occupant of each residence in this project shall subscribe to weekly mandatory refuse collection services from the refuse collection franchise holder. The Homeowner's association shall be responsible for refuse collection service to all non-residential facilities within the project on the same basis. **(EHS)**

DEVELOPMENT STANDARDS

142. The Development Standards for this Planned Development are as follows:
- A) Front (street) – 12.5 feet, 20 feet to face of garage
 - B) Sides – 3.5 feet
 - C) Rear – 10 feet for single-story, 15 feet for second story
 - D) Accessory structures/pools/spas per Zoning Ordinance Section 10.082 B (5). **(PD)**
143. The maximum building height for this Planned Development is 30 feet. The applicant shall provide a mix of single – and two-story residence adjacent to the westerly property line, subject to the review and approval of the DRC. **(PD)**
144. A Variance is approved to increase the maximum building coverage per residential lot to not exceed 60 percent. **(PD)**
145. Prior to recordation of the Final Map(s), a reference manual (i.e., development notebook) shall be submitted for approval to the Planning Department which shall include plot plans for each lot in the project, depicting all dimensions, easements, setbacks, height limits and other restrictions which might affect the construction of structures on said lot and in the case of a PD subdivision, the permitted building space ratio per Zoning Ordinance Section 17.54.100.A.2.e. No Building Permits may be issued for the project until this manual is provided to and accepted by the DRC for format and content requirements. **(PD)**

CLIMATE CHANGE

146. The following conditions are proposed by the applicant to further address impacts to climate change. (Note the EIR indentified the project and cumulative impacts to climate change as less than significant.):

- A) Each home shall use low-water-use plumbing fixtures (all faucets, shower heads, and toilets);
- B) Each home shall be constructed with programmable set-back thermostats;
- C) Two-story homes shall include pre-wire or finish for a dual-zone heating and air conditioning system with two set-back thermostats;
- D) All homes shall include prep for "Smart Vent" system (a thermostatically controlled system which reads outside temperature, shuts down air conditioning compressor when the outside temp is less than the temperature set for AC, draws in and filters outside air);
- E) Each home shall include vinyl-framed windows using Low E2 glazing;
- F) Each residential lot shall include a minimum of two trees per front yard;
- G) Each home shall be constructed with exclusively use fluorescent bulbs in all exterior light fixtures;
- H) Each home shall be constructed with weather-proof GFI electrical outlets at the front and in the rear of each home for use with electric lawn maintenance equipment; and,
- I) Each home shall include the option of a natural gas line to backyards for use with gas grills.

EXERCISE OF PERMIT

147. The applicant shall prepare and submit to the Engineering and Surveying Department (ESD), a Final Subdivision Maps for each project phase which are-is in substantial conformance to the approved Revised Tentative Map dated June 9, 2010 in accordance with Chapter 16 of the Placer County Code; pay all current map check and filing fees. (ESD)

148. The applicant shall have 36 months to exercise this Tentative Map, Minor Use Permit and Variance. Unless exercised, this approval shall expire on December 9, 2011. (PD)

149. The project is approved as a phased project. The DRC shall determine when any of the preceding conditions apply to a given phase of development where such timing is not specified in the condition. (PD/ESD)